



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

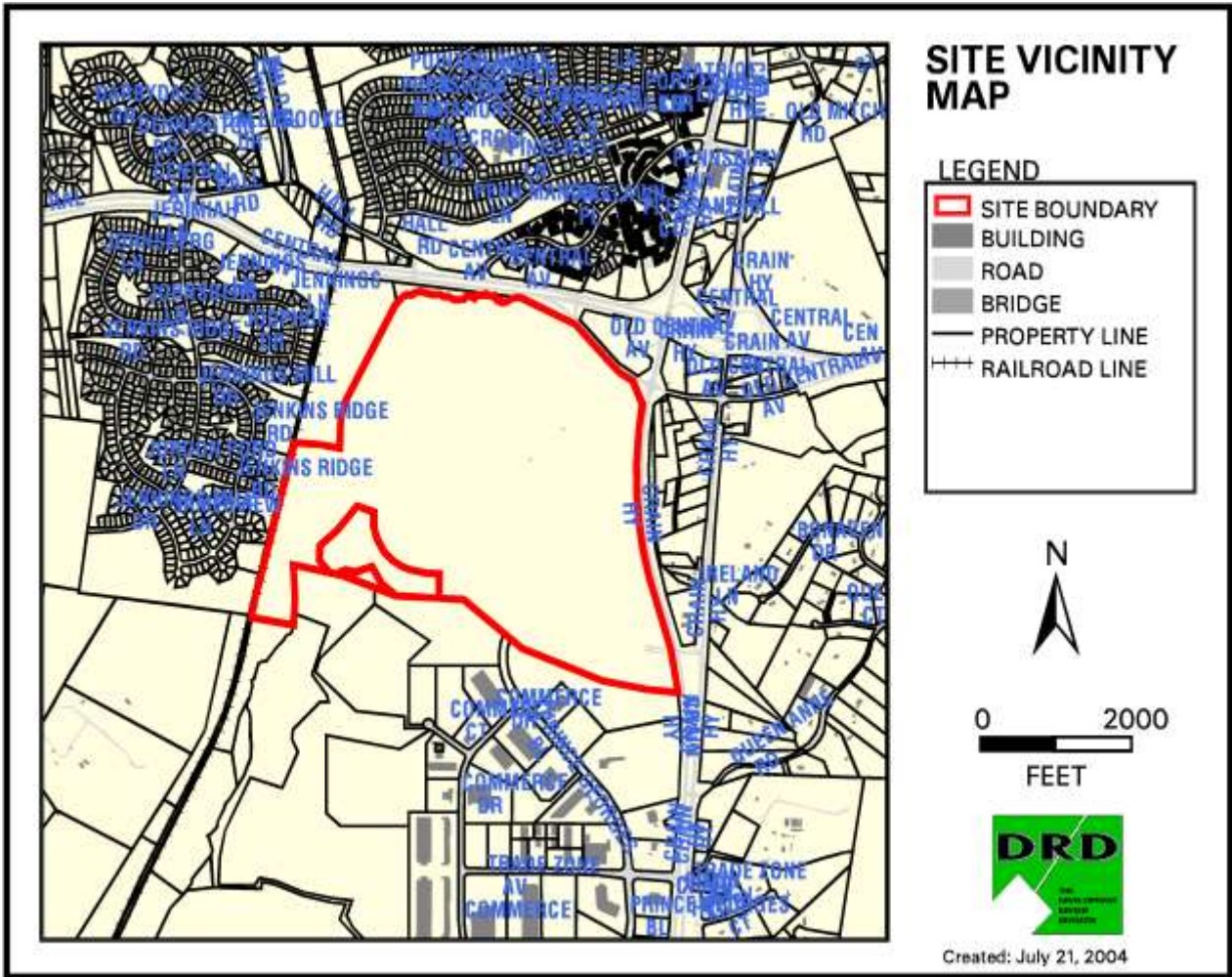
## Preliminary Plan 4-04035

### Reconsideration Hearing

| Application  | General Data                 |                   |
|--|------------------------------|-------------------|
| <b>Project Name:</b><br>Karington<br><br><b>Location:</b><br>Southwest corner of the intersection of Central Avenue (MD 214) and Robert Crain Highway (US 301).<br><br><b>Applicant/Address:</b><br>Karington, LLC.<br>8181 Professional Place<br>Hyattsville, MD 20785<br><br><b>Property Owner:</b><br>Karington, LLC.<br>8181 Professional Place<br>Hyattsville, MD 20785 | Planning Board Hearing Date: | 01/26/17          |
|  | Memorandum Date:             | 01/18/17          |
|  | Date Accepted:               | 10/07/16          |
|  | Planning Board Action Limit: | N/A               |
|  | Mandatory Action Timeframe:  | N/A               |
|  | Plan Acreage:                | 381.52            |
|  | Zone:                        | E-I-A             |
|  | Gross Floor Area:            | 1,025,000 sq. ft. |
|  | Lots/Dwelling Units:         | 663/1,294         |
|  | Parcels:                     | 86                |
|  | Planning Area:               | 74A               |
|  | Council District:            | 04                |
|  | Election District            | 07                |
|  | Municipality:                | N/A               |
|  | 200-Scale Base Map:          | 201NE14           |

| Purpose of Application  | Notice Dates                           |                                    |
|---|--|------------------------------------|
| Staff request for a continuance of the Reconsideration Hearing. | Previous Parties of Record (Applicant) | 10/07/16                           |
|   | Previous Parties of Record (M-NCPPC)   | 10/14/16<br>12/02/16<br>12/20/2016 |

|                             |                          |  |            |
|-----------------------------|--------------------------|--|------------|
| <b>Staff Recommendation</b> |                          | <b>Staff Reviewer:</b> Whitney Chellis<br><b>Phone Number:</b> 301-952-4325<br><b>E-mail:</b> <a href="mailto:whitney.chellis@ppd.mncppc.org">whitney.chellis@ppd.mncppc.org</a> |            |
| APPROVAL                    | APPROVAL WITH CONDITIONS | DISAPPROVAL  | DISCUSSION |
|                             |                          |  | X          |



January 18, 2017

**MEMORANDUM**

TO: Prince George's County Planning Board

FROM: Whitney Chellis, Supervisor Subdivision Section, Development Review Division

SUBJECT: Continuance of Reconsideration Hearing  
Preliminary Plan of Subdivision 4-04035  
Karrington

The Planning Board approved Preliminary Plan of Subdivision (PPS) for the above case and the resolution of approval (PGCPB Resolution No. 04-247(C)) was adopted on October 21, 2004. By letter dated October 7, 2016, Matthew Tedesco and Arthur Horne, Jr. representing the owner/applicant, Karrington LLC., requested a waiver of the Planning Boards Rules of Procedure (Section 10.a) and a reconsideration (Section 10.e.), which was granted by the Planning Board on October 27, 2016, for other good cause. Pursuant to the applicant's letter dated October 7, 2016, the reconsideration was originally requested "for the limited purpose of converting approximately 200 of the multifamily condominium units to fee simple townhouse lots and to allow for a phasing plan of off-site road improvements."

The hearing on the merits of the reconsideration was scheduled for December 15, 2016, staff prepared a recommendation of approval and drafted an amended resolution in support of the applicant's request for the hearing. However, after the technical analysis had been complete the applicant requested further revisions beyond the original request, which will result in a conversion of land uses from primarily multifamily and employment, to townhouses and retail. At the hearing on December 15, 2016, the applicant requested a continuance to January 26, 2017, which the Planning Board granted.

Subsequent to the original continuance on December 15, 2016, there were a number of meetings with the applicant, which resulted in a revised packet of information being submitted to staff on January 12, 2017. To meet the dead line for back up for a hearing on January 26, 2017, a revised staff analysis and revised amended resolution would have been due the following day.

While in general, staff supports the applicants request to modify the development concept, the further modifications to the preliminary plan of subdivision must be evaluated by the Environmental Planning, Urban Design, and Transportation Planning Sections. Once the analysis is complete staff will prepare a revised memorandum and draft an amended resolution to adjust as appropriate revised conditions and findings.

In order to accomplish this staff is requesting a three-week continuance to February 16, 2017.