



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

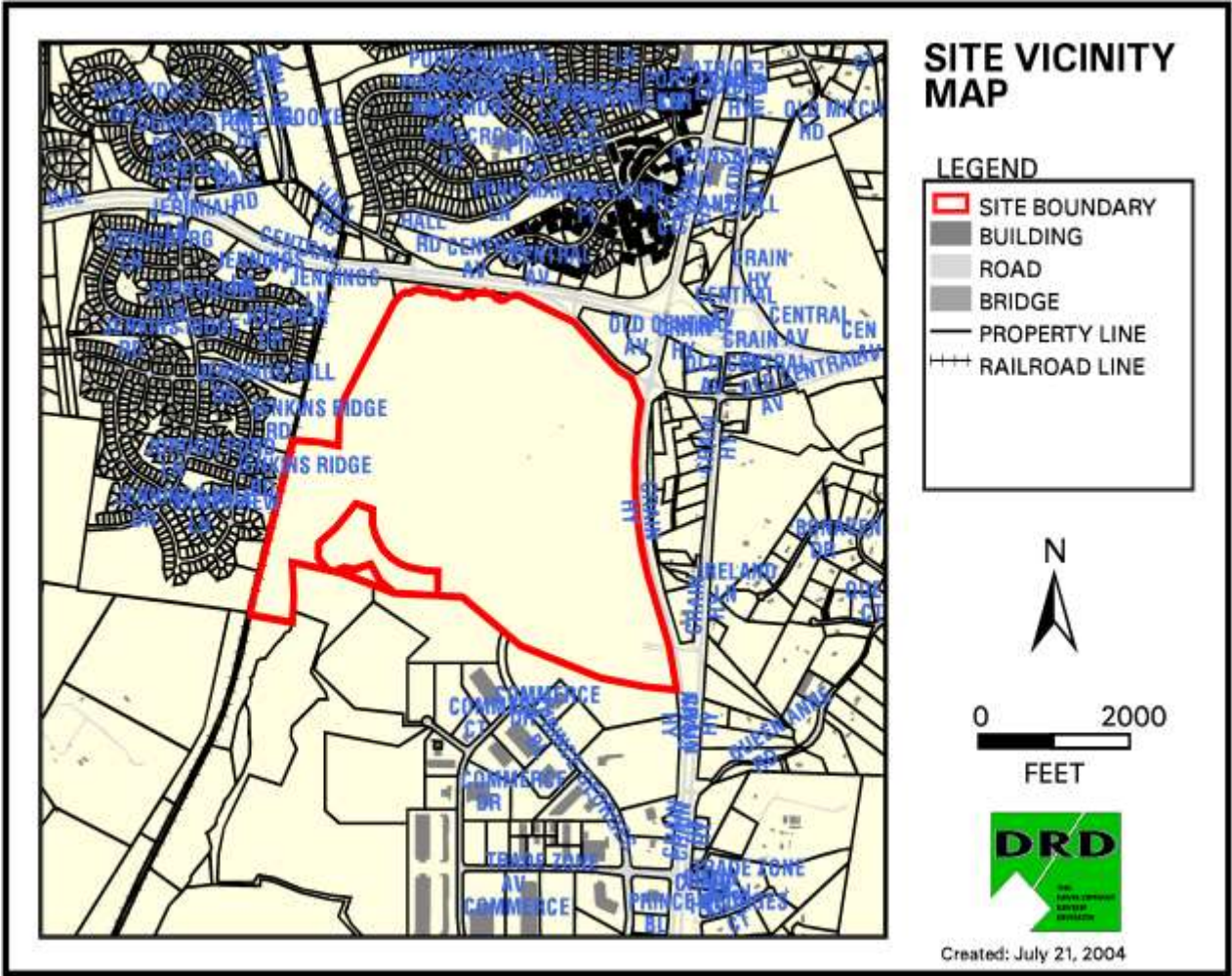
## Preliminary Plan 4-04035

### Waiver of the Rules of Procedure and Reconsideration Request

| 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 S. 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: | 02/16/17        |
|   | Memorandum Date:             | 02/09/17        |
|   | 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:            | 675,000 sq. ft. |
|   | Lots/Dwelling Units:         | 800/1,294       |
|   | Parcels:                     | 110             |
|   | Planning Area:               | 74A             |
|   | Council District:            | 04              |
|   | Election District            | 07              |
|   | Municipality:                | N/A             |
|   | 200-Scale Base Map:          | 201NE14         |

| Purpose of Application         | Notice Dates                           |   |
|--------------------------------|--|---|
| <b>Reconsideration Hearing</b> | Previous Parties of Record (Applicant) | 10/07/16                                    |
|                                | Previous Parties of Record (M-NCPPC)   | 10/14/16,<br>12/02/16,12/20/17,<br>01/27/17 |

|                             |                                 |  |                   |
|-----------------------------|---------------------------------|--|-------------------|
| <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> |                   |
| <b>APPROVAL</b>             | <b>APPROVAL WITH CONDITIONS</b> | <b>DISAPPROVAL</b>   | <b>DISCUSSION</b> |
|                             | X                               |  |                   |



February 9, 2017

**MEMORANDUM**

TO: The Prince George's County Planning Board

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

SUBJECT: Reconsideration of Preliminary Plan of Subdivision 4-04035  
Karington

The Prince George's County Planning Board approved a 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, Karington, LLC, requested a waiver of the Planning Board's 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 in furtherance of substantial public interest. 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 modification to the 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 had impacts site wide. While the dwelling unit count remained unchanged, the further modifications result in an overall conversion of land uses from the original approval of primarily multifamily and employment, to townhouses and retail commercial, with modifications to the lot sizes. Therefore, at the hearing on December 15, 2016, and then again on January 26, 2017, the Planning Board granted requests for continuances to allow staff and the applicant time to review and comment on the modified layout including revisions to the transportation and urban design findings and conditions. The revisions will result in the need to recertify the preliminary plan of subdivision (PPS) and tree conservation plan (TCPI) to reflect the lotting pattern proposed by the applicant.

Staff supports the applicants request to modify the development concept and transportation phasing based on an analysis conducted by Subdivision, Environmental Planning, Urban Design, and Transportation Planning Sections. The PPS has been evaluated for conformance to Subtitles 24 and 27 of the Prince George's County Code which include but is not limited to the lotting pattern, buffering, circulation, and public facilities which has been set forth in the draft amended resolution recommended for approval as a part of this request, with revisions, deletions and additional conditions and findings.

Staff Recommendation:

**Approval** of Reconsideration of Preliminary Plan of Subdivision 4-04035 and Type I Tree Conservation Plan TCPI-048-02-02 with the amended findings and conditions as set forth in the draft amended resolution PGCPB Resolution No. 04-247(C)(A).