



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-05014

Application	General Data
Project Name: INTER CITY INDUSTRIAL CENTER Location: Southeast corner of Ammendale Road and Old Baltimore Pike. Applicant/Address: Orndorff & Spaid, Inc. 11722 Old Baltimore Pike Beltsville, Maryland 20705	Date Accepted: 12/20/05
	Planning Board Action Limit: 05/24/06
	Plan Acreage: 17.25
	Zone: I-2
	Lots: 0
	Parcels: 5
	Planning Area: 62
	Tier: Developing
	Council District: 01
	Municipality: N/A
200-Scale Base Map: 215NE06	

Purpose of Application	Notice Dates
INDUSTRIAL SUBDIVISION: This case was continued from the Planning Board hearing of May 4, 2006, to allow the applicant additional time to address transportation issues. Supplemental information is attached.	Adjoining Property Owners Previous Parties of Record Registered Associations: 11/4/05 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 04/4/06

Staff Recommendation		Staff Reviewer: John Ferrante	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

May 11, 2006

MEMORANDUM

TO: Prince George's County Planning Board

FROM: John Ferrante
Subdivision Section

SUBJECT: Preliminary Plan 4-05014 Inter City Industrial Center

This case was continued from the Planning Board hearing of May 4, 2006, to allow the applicant additional time to address transportation issues. Subsequent to that hearing the applicant provided supplemental information that clarified the distribution of proposed gross floor area within the site. The total overall development on the site is the same as originally proposed. The Transportation Planning Staff has reviewed the additional information and found that the clarification provided by the applicant does not alter the original findings of adequate transportation facilities.

To reflect the additional information provided by the applicant, staff recommends revised Condition 12, contained in the following supplemental memorandum dated May 10, 2006 (Mokhtari to Ferrante).

SUPPLEMENTAL MEMORANDUM

TO: John Ferrante, Subdivision Section, Development Review Division

FROM: Faramarz Mokhtari, Transportation Planning Section, Countywide Planning Division

SUBJECT: **4-05014, The Inter City Industrial Center**, Transportation Findings and Recommended changes to a Transportation Condition.

This memorandum, dated May 10, 2006, is provided as an addendum to the April 25, 2006, Transportation Planning Section memorandum (Mokhtari to Ferrante).

As noted in the April 25, 2006, memorandum, the Transportation Planning Section reviewed the information provided in support of the proposed development plans for the Inter City Industrial Center as well as the proposed development on the proposed Parcel J. Subsequently, the applicant has provided staff with additional information regarding the proposed development on Parcel J. Specifically, the application proposes that the total development of Parcel J may be as high as 32,000 gross square feet (GSF) of warehouse related uses, or approximately 16,000 GSF more than what was originally proposed for this parcel. In reviewing this modification, staff has concluded that the proposed changes would not have any additional impact on the nearby transportation network, since the overall development cap for the entire site would still be limited to 87,000 GSF of warehouse related uses. This action is simply a re-allocation of proposed development among the proposed lots, which typically is not an issue of reviewing a preliminary plan of subdivision. Consequently, from a transportation perspective, staff concludes that deleting condition 12, and replacing it with the revised condition 12, as stated below, would not change the findings of transportation adequacy for this preliminary plan of subdivision:

Delete the original condition 12

[12. Total development within the subject property shall be limited to uses which generate no more than 36 AM and 36 PM peak hour vehicle trips. The development on Parcel J and within the proposed A-56 Rights-of-Way, shall be limited to no more than 16,500 gross square feet of warehouse-related uses, or any other development that would not generate more than 7 AM and 7 PM peak hour trips.]

The revised condition 12

12. Total development within the subject property shall be limited to 87,000 gross square feet of warehouse-related uses, or any other allowed uses which generate no more than 36 AM and 36 PM peak hour vehicle trips. The development on Parcel J and within the proposed A-56 Rights-of-Way, shall be limited to no more than 32,000 gross square feet of warehouse-related uses, or any other development that would not generate more than 14 AM and 14 PM peak hour trips of the total 36 AM and PM trips allowed for the entire site.