



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Preliminary Plan

4-05068

Reconsideration Hearing

Commons at Addison Road Metro, Parcel A

| REQUEST | STAFF RECOMMENDATION |
|-------------------------|--------------------------|
| Reconsideration Hearing | APPROVAL with conditions |

Location: In the southwest quadrant of the intersection of MD 214 (Central Avenue) and Addison Road.

Gross Acreage: 1.93

Zone: C-S-C/D-D-O

Gross Floor Area: 24,500 sq. ft.

Lots/Dwelling Units: 0/162

Parcels: 1

Planning Area: 75A

Council District: 07

Election District: 18

Municipality: N/A

200-Scale Base Map: 201SE06

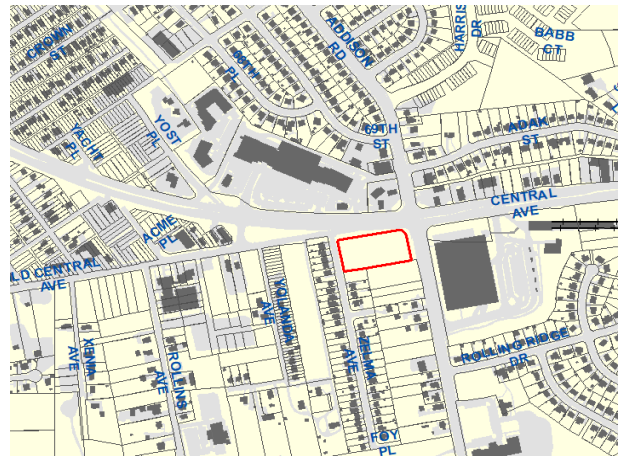
Applicant/Address:

6301 Central Avenue, LLC
c/o Banneker Ventures, LLC
1738 Elton Road, Suite 215
Silver Spring, MD 20903

Staff Reviewer: Thomas Sievers

Phone Number: 301-952-3994

Email: Thomas.Sievers@ppd.mncppc.org



Planning Board Hearing Date: 04/09/2020

Planning Board Action Limit: N/A

Memorandum Date: 03/23/2020

Date Received: 12/18/2019

Previous Parties of Record (Applicant) 12/19/2019
12/23/2019

Previous Parties of Record (M-NCPPC) 12/27/2019
03/27/2020

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

http://www.mncppcapps.org/planning/Person_of_Record/.

Please call 301-952-3530 for additional information.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

March 23, 2020

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Sherri Conner, Supervisor, Subdivision and Zoning Section
Development Review Division

FROM: Thomas Sievers, Senior Planner, Subdivision and Zoning Section
Development Review Division

SUBJECT: **Preliminary Plan of Subdivision 4-05068, Commons at Addison Road Metro, Parcel A**
Reconsideration Hearing

By letter dated December 18, 2019, Traci Scudder, representing Banneker Ventures, requested a waiver of the Planning Board Rules of Procedure (Section 10(a)) and a reconsideration of Preliminary Plan of Subdivision (PPS) 4-05068, which was approved by the Prince George's County Planning Board on February 9, 2006. The resolution (PGCPB No. 06-37) was adopted on March 23, 2006.

On January 9, 2020, the Planning Board granted a waiver of the Planning Board Rules of Procedure to admit a reconsideration request submitted more than 14 days after the adoption of the resolution. The Planning Board also granted the applicant's request for a reconsideration, in accordance with Section 10(e) of the Rules of Procedure. Section 10(e) states that reconsideration may only be granted if, in furtherance of substantial public interest, the Board finds that an error in reaching the original decision was caused by fraud, surprise, mistake, inadvertence, or other good cause. The Planning Board granted the request for reconsideration based on error and other good cause, in furtherance of substantial public interest.

By letter dated February 12, 2020, Chris Hatcher informed staff that Lerch, Early, and Brewer, Chtd. now represents the owner, 6301 Central Avenue, LLC, of the real property located at the southwest quadrant of the intersection of MD 214 (Central Avenue) and Addison Road, as well as the applicant of Commons at Addison Road Metro, Parcel A.

The applicant's specific request is for reconsideration of Condition 17(b) of the resolution, which is related to the denial of a left turn to and from the site along Addison Road.

PPS 4-05068, known as Commons at Addison Road Metro, Parcel A is a mixed-use development, which was approved by the Planning Board in 2006 for a total of one parcel and 24,500 square feet of commercial development. The property is bound to the east by Zelma Avenue, to the north by MD 214, to the west by Addison Road, and to the south by vacant land. As originally proposed in PPS 4-05068, condition 17(b) limited access to Addison Road, which prohibited any left-turn access to and from the site.

The applicant claims that the decision to prohibit any left turn to and from the site was previously made in error. More specifically, the applicant provides that the recommendations for access provided by the Prince George's County Department of Public Works and Transportation, in a correspondence dated January 24, 2006, which was included as part of the PPS 4-05068 record, only specified that a left turn from the site to Addison Road should be denied. Further, the correspondence provided by the Maryland State Highway Administration (SHA) in 2006 did not provide any supporting reasoning or citation of a queuing analysis, which led to the prohibition of left/out turning movements to Addison Road. The applicant also provides that the analysis erred in assuming that Addison Road would always remain as was currently constructed and did not consider that the inclusion of a median within the right-of-way could allow safe left turning movements into the site, and that Condition 17 should not have delegated the review of access and circulation to the time of detailed site plan.

The applicant provided, as supporting evidence for their request, two supplemental traffic analyses (dated August 13, 2018 and September 9, 2019) prepared by their traffic consultant, which supports northbound left-turn access from Addison Road to the subject property. The supplemental analysis was based on a new traffic study to analyze turning movements, queuing, and operations related to the allowance of left-turn access. The aim was to demonstrate that left-turn access from northbound Addison Road would not raise safety concerns and, therefore, should not be prohibited.

The supplementary analyses found that there would be no detrimental impacts from the proposed access. As set forth in the Transportation Planning Section memorandum dated March 16, 2019 (Masog to Sievers), incorporated by reference herein, staff reviewed the applicant's analysis and concurs with its findings and conclusions. The applicant has also provided letters of support from SHA and the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) dated March 4, 2019 and January 16, 2020, respectively.

The applicant's request is specific to a single condition of approval. The applicant has requested that Condition 17(b) of the resolution be amended by one of the following options (deletions shown with brackets and strikethrough, and additions shown with underline):

Potential condition modification #1:

17. The following access and circulation issues shall be addressed at the time of detailed site plan:

[b. ~~The provision of limited access to Addison Road, which prohibits any left turn to and from the site.~~]

Or

Potential condition modification #2:

17. The following access and circulation issues shall be addressed at the time of detailed site plan:
- b. The provision of limited access to Addison Road, which prohibits any left turn to and from the site, unless the turn movement(s) can be designed and will operate safely, as determined by the Department of Permitting, Inspections, and Enforcement.

Or

Potential condition modification #3:

17. The following access and circulation issues shall be addressed at the time of detailed site plan:
- b. The provision of limited access to Addison Road, which prohibits any left turn ~~[to and]~~ from the site.

Given the analysis prepared by the applicant and the supporting recommendations of the transportation staff, DPIE, and SHA, a modified condition is recommended, which would allow left-turn movements to the site from Addison Road, as provided in the recommendation below.

A variation for direct access to an arterial roadway was granted via PPS 4-05068 to allow right-in/right-out access to Addison Road only. Given the additional queuing to the site now proposed from Addison Road, an arterial facility, by means of the same private roadway or driveway into the site, a revised variation request for access from Addison Road has been supplied within the applicant's reconsideration letter dated February 12, 2020 (Hatcher to Conner), incorporated by reference herein.

By virtue of positive findings for each of the criteria for variation approval, staff finds that a variation from Section 24-124(a)(3) for access onto Addison Road continues to be supportable, given the modified queuing proposed. The applicant has put forth a reasonable circulation plan that neither results in congestion within the site nor off-site detrimental impacts. Staff believes that the planning and design requirements codified in Section 24-121 of the Prince George's County Subdivision Regulations would be served by the configuration of the right-in/right-out access that was previously approved, and the proposed left turn into the site. No left turn out of the site is proposed, nor is it considered a viable concept by staff.

Based on the findings above, staff finds that adequate transportation facilities will exist to serve the proposed development, as required under Section 24-124 of the Subdivision Regulations, and recommends approval of the reconsideration for the amendment of Condition 17, as provided below. Staff further recommends Findings 9 and 13 of PGCPB Resolution No. 06-37 be amended to remove the prohibition to left-in access from Addison Road, as provided within the Transportation Planning Section memorandum dated March 16, 2020.

If the Planning Board approves the reconsideration, staff will prepare an amended resolution to reflect the amended findings and condition, which will be placed on a future Planning Board agenda for adoption.

RECOMMENDATION

APPROVAL of a reconsideration of Preliminary Plan of Subdivision 4-05068 (PGCPB Resolution No. 06-37) to **amend Finding 9 and 13**, as set forth in the Transportation Planning memorandum dated March 16, 2020, and **Condition 17(b)** as follows:

17. **The following access and circulation issues shall be addressed at the time of detailed site plan:**
 - b. **The provision of limited access to Addison Road, which prohibits any left turn ~~[to and]~~ from the site, but allows a left turn from northbound Addison Road into the site, in accordance with Maryland State Highway Administration approval.**