



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

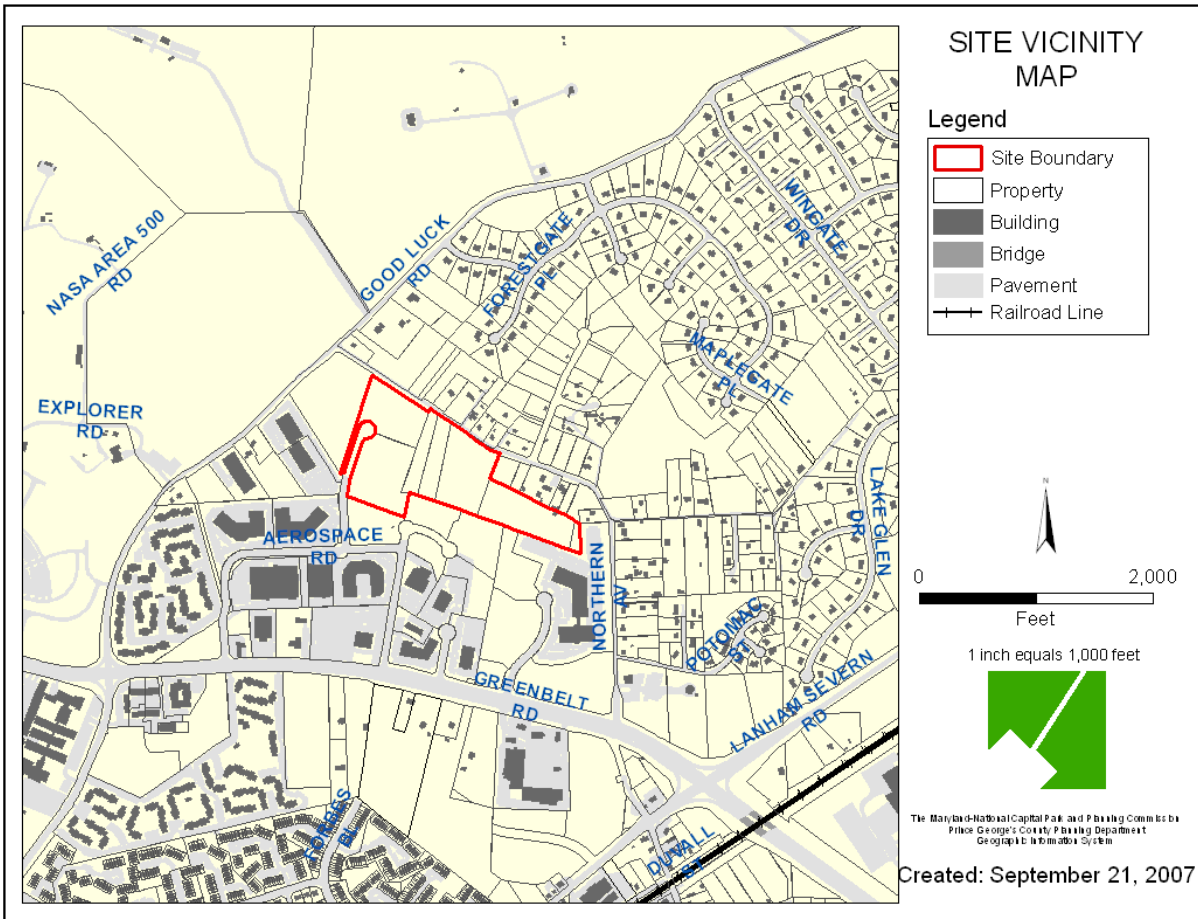
Preliminary Plan 4-06123

Waiver of the Rules of Procedure and Reconsideration Request

| Application | General Data | |
|--|------------------------------|----------|
| Project Name: Glenn Dale Commons, Phase III Location: North of the intersection of Hubble Drive and Aerospace Road Applicant/Address: GDC MD LLC 448 Viking Drive Virginia Beach VA 23452 Property Owner: GDC MD LLC 448 Viking Drive Virginia Beach VA 23452 | Planning Board Hearing Date: | 06/01/17 |
| | Memorandum Date: | 05/23/17 |
| | Date Received: | 05/08/17 |
| | Planning Board Action Limit: | 30 days |
| | Plan Acreage: | 28.65 |
| | Zone: | M-X-T |
| | Gross Floor Area: | N/A |
| | Dwelling Units: | 70 |
| | Parcels/Lots: | 7/70 |
| | Planning Area: | 70 |
| | Council District: | 04 |
| | Election District: | 14 |
| | Municipality: | N/A |
| | 200-Scale Base Map | 210NE09 |

| Purpose of Application | Notice Dates | |
|--|--|----------|
| By letter dated May 4, 2017, the applicant requests a Waiver of the Rules of Procedure and Reconsideration of Condition 22 (PGCPB Resolution No. 08-38) pertaining to transportation improvements. | Previous Parties of Record (Applicant) | 05/04/17 |
| | Parties of Record (M-NCPPC) | 05/23/17 |

| | | | |
|-----------------------------|--------------------------|--|------------|
| Staff Recommendation | | Staff Reviewer: Christina Pompa Phone Number: 301-780-2222 E-mail: christina.pompa@ppd.mncppc.org | |
| APPROVAL | APPROVAL WITH CONDITIONS | DISAPPROVAL | DISCUSSION |
| | | | X |



May 23, 2017

MEMORANDUM

TO: The Prince George's County Planning Board

FROM: Christina Pompa, Acting Supervisor, Subdivision and Zoning Section
Development Review Division

SUBJECT: Preliminary Plan of Subdivision 4-06123
Waiver and Request for Reconsideration for Glenn Dale Commons, Phase III

By letter dated May 4, 2017, the applicant is requesting a waiver of the Planning Board's Rules of Procedure and a reconsideration of Condition 22 and associated finding of the preliminary plan of subdivision (PPS) approval (PGCPB Resolution No. 08-38) pertaining to the following transportation condition addressing road improvements (a) and the construction of a bus shelter (b):

- 22. Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, or (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:**
- a. Provide a double left-turn lane from eastbound MD 193 onto northbound Forbes Boulevard and restripe or provide extra pavement along Forbes Boulevard to accommodate two receiving lanes with two southbound lanes (one left-turn lane and one right-turn lane, as currently exist). This improvement shall include any needed modifications to the traffic signal, signage, and pavement markings.**
 - b. Install (or fund the installation of) a bus shelter at the existing bus stop at MD 193 and Aerospace Drive, or at a location that serves the subject site to be determined by the Transit Division of the county Department of Public Works and Transportation, in order to serve patrons of the T15 and T1 7 bus routes.**

The applicant is seeking a modification of Condition 22(a) that relies on phased improvements and the applicant seeks the elimination of Condition 22(b) to delete the requirement to construct a bus shelter. If the Planning Board grants the applicant's request for a waiver and reconsideration, staff will provide analysis on the merits of the request at a later Planning Board hearing.