



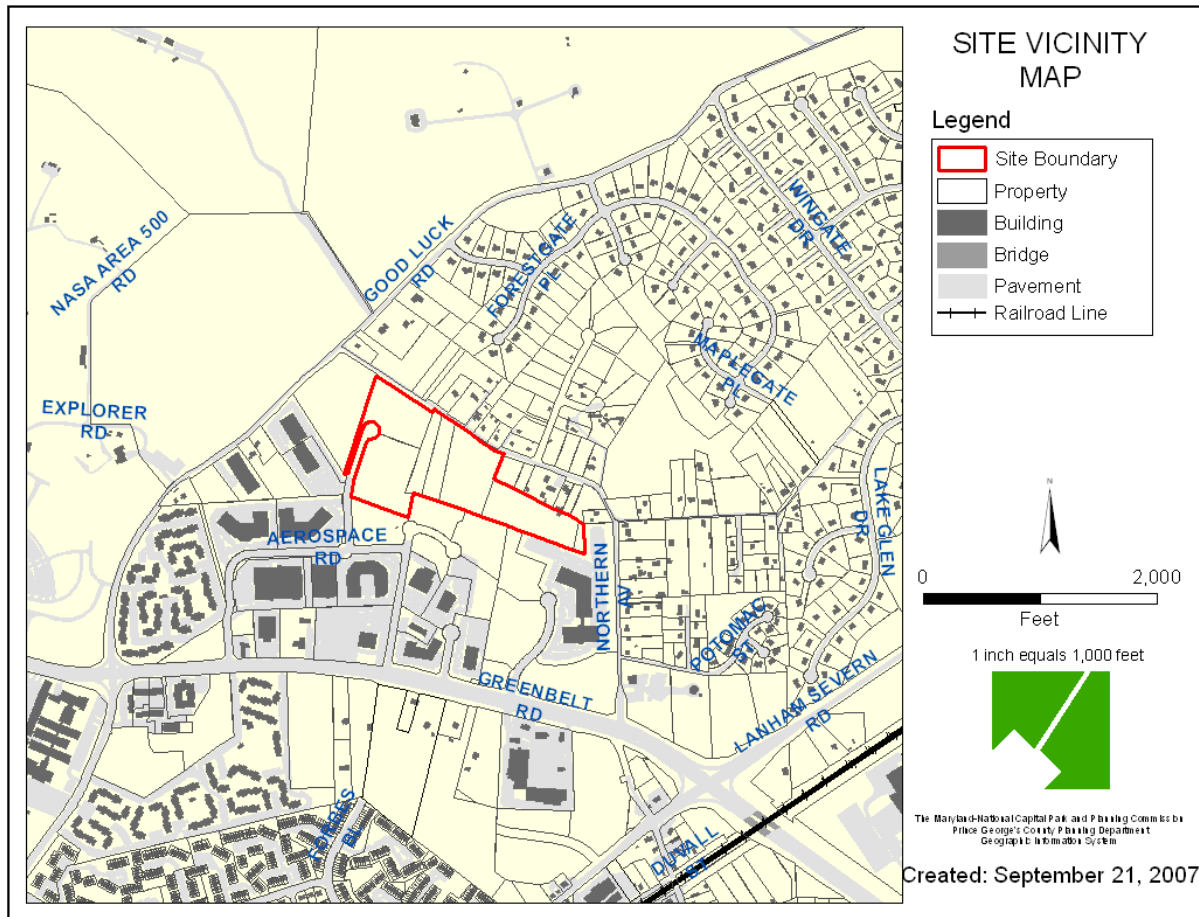
Note: Staff reports can be accessed at <http://mncppc.igmp2.com/Citizens/Default.aspx>.

Preliminary Plan 4-06123 Reconsideration Hearing

Application	General Data	
Project Name: Glenn Dale Commons, Phase III Location: North of the intersection of Hubble Drive and Aerospace Road, south of Northern Avenue. 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:	07/20/17
	Memorandum Date:	07/10/17
	Date Received:	05/04/17
	Planning Board Action Limit:	N/A
	Plan Acreage:	28.65
	Zone:	M-X-T
	Gross Floor Area:	N/A
	Lots/Dwelling Units:	70
	Parcels:	7
	Planning Area:	70
	Council District:	04
	Election District:	14
	Municipality:	N/A
200-Scale Base Map	210NE09	

Purpose of Application	Notice Dates	
Reconsideration Hearing	Previous Parties of Record (Applicant)	05/04/17
	Parties of Record (M-NCPPC)	05/22/17 07/07/17

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		



July 10, 2017

MEMORANDUM

TO: The Prince George's County Planning Board

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

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

On June 1, 2017, the Prince George's County Planning Board granted the applicant's request for reconsideration of Condition 22 and Finding 9 of PGCPB Resolution No. 08-38 for the above referenced application, 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 T17 bus routes.**

The applicant is seeking a modification of Condition 22(a), to allow for phasing of the required transportation improvements and the elimination of Condition 22(b), to delete the requirement to construct a bus shelter, which was not required for adequacy. The applicant's request was analyzed, and staff recommends approval pursuant to the Transportation Planning Section memorandum dated July 6, 2017, 2017 (Masog to Pompa).

RECOMMENDATION

APPROVAL subject to revised Condition 22 and Finding 9, consistent with the Transportation Planning Section memorandum dated July 6, 2017, 2017 (Masog to Pompa) and contained in amended PGCPB Resolution 08-38(A) for Preliminary Plan of Subdivision 4-06123.