



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

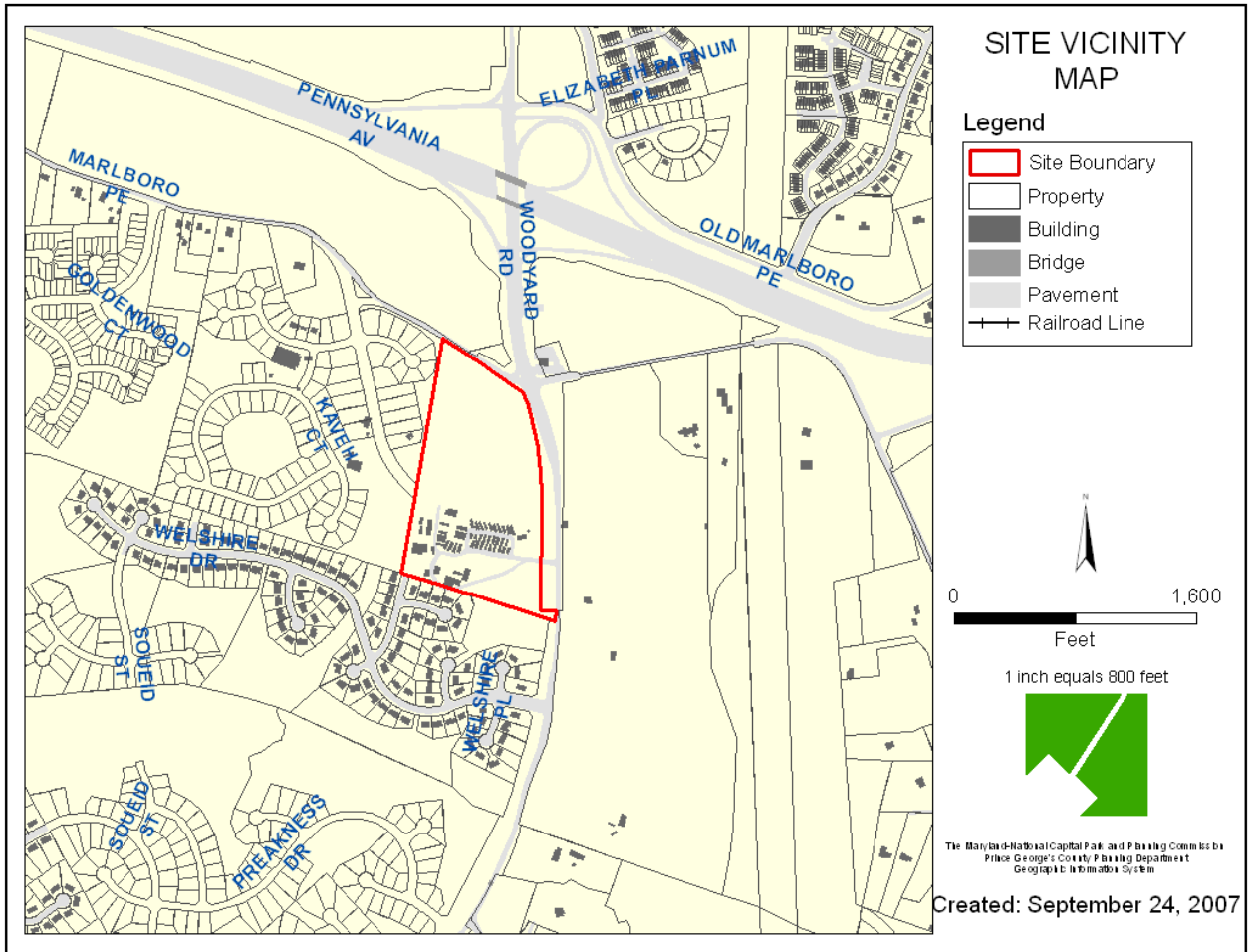
## Preliminary Plan of Subdivision Reconsideration Hearing

**4-07086**

Application	General Data	
<b>Project Name:</b> Norbourne Property  <b>Location:</b> Southwest corner of Marlboro Pike at its intersection with MD 223 (Woodyard Road).  <b>Applicant/Address:</b> Woodyard Land, LLC 2200 Defense Highway, Suite 101 Crofton, MD 21114  <b>Property Owner:</b> Woodyard Land, LLC 2200 Defense Highway Suite 101 Crofton, MD 21114	Planning Board Hearing Date:	02/15/18
	Memorandum Date:	02/06/18
	Date Received:	01/31/18
	Planning Board Action Limit:	03/02/18
	Plan Acreage:	27.50
	Zone:	R-T
	Gross Floor Area:	N/A
	Lots/Dwelling Units:	165
	Parcels:	19
	Planning Area:	77
	Council District:	09
	Election District:	15
	Municipality:	N/A
	200-Scale Base Map	208SE09

Purpose of Application	Notice Dates	
Reconsideration Hearing	Previous Parties of Record (Applicant)	01/31/18
	Parties of Record (M-NCPPC)	02/02/18

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Sherri Conner <b>Phone Number:</b> 301-952-3168 <b>E-mail:</b> Sherri.Conner@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	X		



## MEMORANDUM

TO: The Prince George's County Planning Board

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

SUBJECT: Preliminary Plan of Subdivision 4-07086, Norbourne Property  
Reconsideration Hearing

By letter dated January 30, 2018, Michael S. Nagy, Esq., representing the applicant Woodyard Land, LLC requests a reconsideration to delete Condition 33 and amend Finding 8 related to adequate transportation facilities (PGCPB Resolution No. 08-99), due to an error in the original decision, in furtherance of substantial public interest (Section 10e).

As set forth in the applicant's request, the Planning Board's "Transportation Review Guidelines, Part 1" state, as it did in 2008, that a street intersection is "critical" to a subdivision for purposes of determining adequate transportation facilities if it serves 20 percent or more of the site-generated traffic. In this case, the traffic impact study (TIS) submitted and relied on for the approval of the preliminary plan of subdivision (PPS) included the intersection of MD 223 (Woodyard Road) and Dower House Road as critical. However, based on the TIS, it served only 15 percent of the site-generated traffic. The intersection is therefore not a critical intersection and was not eligible for study.

The PPS approval (PGCPB Resolution No. 08-99) included Condition 33, which required improvements at MD 223 and Dower House Road, which is beyond the requirement for adequate transportation facilities.

Staff recommends approval of the reconsideration based on the PPS original TIS dated April 2008 prepared for W.F. Chesley Real Estate, Inc, by Traffic Concepts, Inc, and the Transportation Planning Section memorandum dated January 31, 2018 (Masog to Chellis), to delete Condition 33 and amend Finding 8.

If the Planning Board approves the reconsideration, staff will prepare an amended resolution deleting Condition 33 and amending Finding 8, which will be placed on a future Planning Board agenda for adoption.

## RECOMMENDATION

**APPROVAL** of a reconsideration of Preliminary Plan of Subdivision 4-07086 (PGCPB Resolution No. 08-99) to **delete Condition 33 and amend Finding 8**, as set forth in the Transportation Planning Section memorandum dated January 31, 2018 (Masog to Chellis).