



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

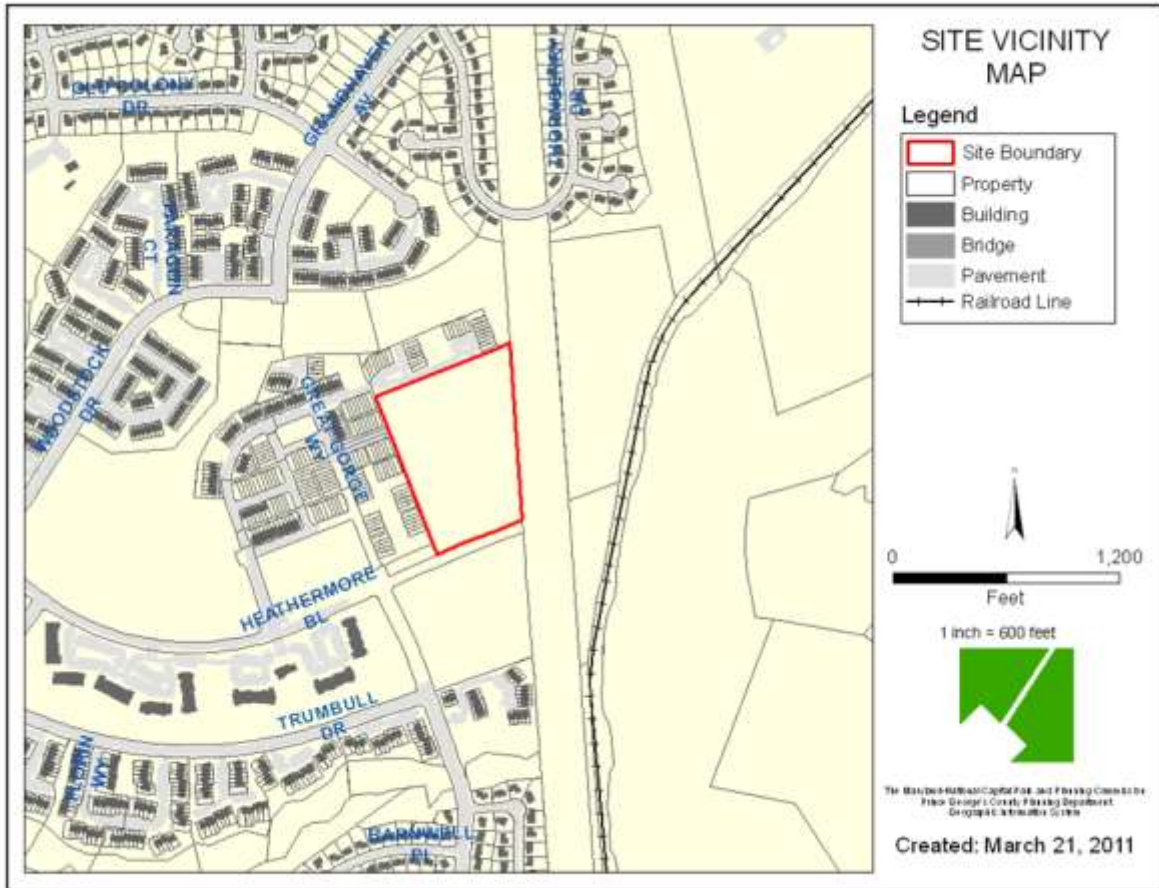
## Preliminary Plan of Subdivision Reconsideration Hearing

**4-11003**

Application	General Data	
<b>Project Name:</b> Heathermore  <b>Location:</b> On the north side of Heathermore Boulevard, approximately 942 feet east of its intersection with Marlton Center Drive, in the Marlton community.  <b>Applicant/Address:</b> Heathermore Associates, LP 2661 Riva Road, Suite 300/320 Annapolis, MD 21401  <b>Property Owner:</b> Same as applicant	Planning Board Hearing Date:	06/07/18
	Memorandum Date:	05/30/18
	Date Received:	05/10/18
	Planning Board Action Limit:	06/09/18
	Plan Acreage:	12.26
	Zone:	R-30/R-P-C
	Gross Floor Area:	N/A
	Lots/Dwelling Units:	92
	Parcels:	04
	Planning Area:	82A
	Council District:	09
	Election District:	15
	Municipality:	N/A
	200-Scale Base Map	211SE11

Purpose of Application	Notice Dates	
Reconsideration Hearing	Previous Parties of Record (Applicant)	05/10/18
	Parties of Record (M-NCPPC)	05/24/18

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Amber Turnquest <b>Phone Number:</b> 301-952-3554 <b>E-mail:</b> <a href="mailto:Amber.Turnquest@ppd.mncppc.org">Amber.Turnquest@ppd.mncppc.org</a>	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	X		



May 30, 2018

**MEMORANDUM**

TO: The Prince George's County Planning Board

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

FROM: Amber Turnquest, Senior Planner, Subdivision and Zoning Section  
Development Review Division

SUBJECT: Reconsideration Hearing for Heathermore  
Preliminary Plan of Subdivision 4-11003

By letter dated May 10, 2018, Michele La Rocca, Esq., representing the applicant, Heathermore Associates, LP, requests a reconsideration to delete Condition 18 related to required transportation improvements, for other good cause in furtherance of substantial public interest (Section 10(e) of the Prince George's County Planning Board's Rules of Procedure).

The preliminary plan of subdivision approval (PGCPB Resolution No. 11-99(C)) included Condition 18 and Finding 9 related to adequate transportation facilities. Condition 18 requires off-site transportation improvements at the intersection of US 301 (Robert Crain Highway) and MD 382 (Croom Road). Pursuant to the applicant's letter dated May 10, 2018, the Maryland State Highway Administration has determined that the improvements are no longer desired. The applicant's request was analyzed by the Transportation Planning Section and it was determined that, with modifications to PGCPB Resolution No. 11-99(C), adequate transportation facilities will exist to serve the proposed development as required under Section 24-124 of the Subdivision Regulations.

Staff recommends approval of the reconsideration pursuant to the Transportation Planning Section memorandum dated May 23, 2018 (Masog to Conner), to amend Condition 18 and Finding 9 and to allow for a waiver or modification of the off-site transportation improvements by the operating agency.

If the Planning Board approves the reconsideration, staff is prepared to move forward on the same day with the approval of the amended resolution, if determined appropriate by the Planning Board.

## RECOMMENDATION

**APPROVAL** of a reconsideration of Preliminary Plan of Subdivision 4-11003 (PGCPB Resolution No. 11-99(C)) to **amend Condition 18 and Finding 9**, as set forth in the Transportation Planning Section memorandum dated May 23, 2018 (Masog to Conner) and contained in the draft amended resolution (PGCPB Resolution No. 11-99(C)(A)).