



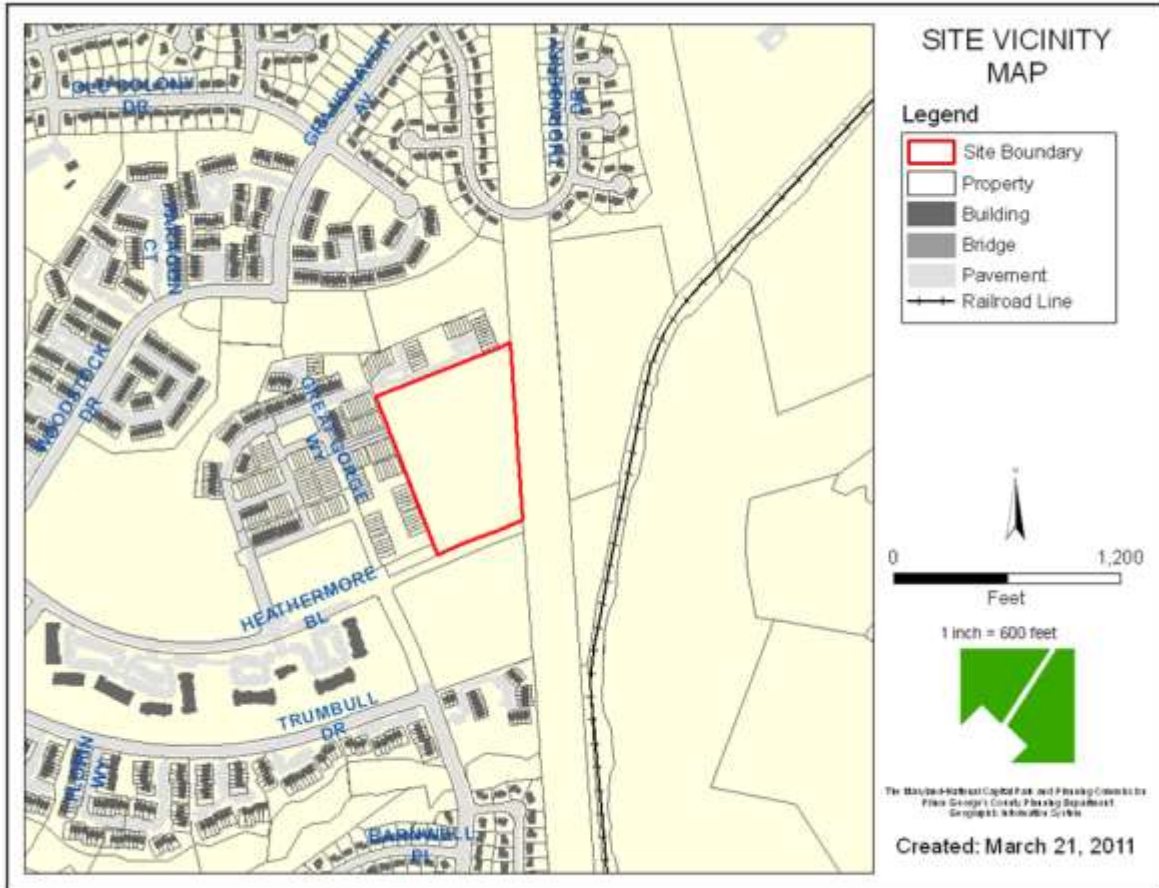
Note: Staff reports can be accessed at <http://mncppc.igmp2/Citizens/Default.aspx>.

Preliminary Plan of Subdivision 4-11003 Waiver of the Rules of Procedure and Reconsideration Request

Application	General Data	
Project Name: Heathermore Location: On the north side of Heathermore Boulevard, approximately 942 feet east of its intersection with Marlton Center Drive, in the Marlton community. Applicant/Address: Heathermore Associates, LP 2661 Riva Road, Suite 300/320 Annapolis, MD 21401 Property Owner: 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	
Waiver of the Rules of Procedure Reconsideration Request–Discussion	Previous Parties of Record (Applicant)	05/10/18
	Parties of Record (M-NCPPC)	05/24/18

Staff Recommendation		Staff Reviewer: Amber Turnquest Phone Number: 301-952-3554 E-mail: Amber.Turnquest@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
			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: Preliminary Plan of Subdivision 4-11003
Waiver of the Rules of Procedure and Reconsideration Request
Heathermore

By letter dated May 10, 2018, Michele La Rocca, Esq., representing the applicant, Heathermore Associates, LP, requested a waiver of the Prince George's County Planning Board's Rules of Procedure (Section 10(a)), which requires that a reconsideration request be submitted no less than 14 calendar days after the date of notice of the final decision. In this case, the resolution of approval (PGCPB Resolution No. 11-99(C)) was adopted by the Planning Board on October 20, 2011, mailed out on November 22, 2011, and corrected on February 3, 2012. If the waiver is granted, the applicant requests a reconsideration to delete Condition 18 due to other good cause, in furtherance of substantial public interest (Section 10(e)). However, after the request was analyzed, it was determined that Condition 18 and Finding 9, related to adequate transportation facilities, be amended.

The preliminary plan of subdivision approval (PGCPB Resolution No. 11-99(C)) included Condition 18 and Finding 9, which required improvements at the intersection of US 301 (Robert Crain Highway) and MD 382 (Croom Road).

As set forth in the applicant's request, the Maryland State Highway Administration has determined that the off-site transportation improvements at the intersection of US 301 and MD 382 are no longer desired.

If the Planning Board grants the applicant's request for reconsideration, staff is prepared to move forward on the same day with the hearing on the merits of the reconsideration, due to the facts of this specific case, if determined appropriate by the Planning Board.

RECOMMENDATION

APPROVAL of a request for reconsideration.