



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

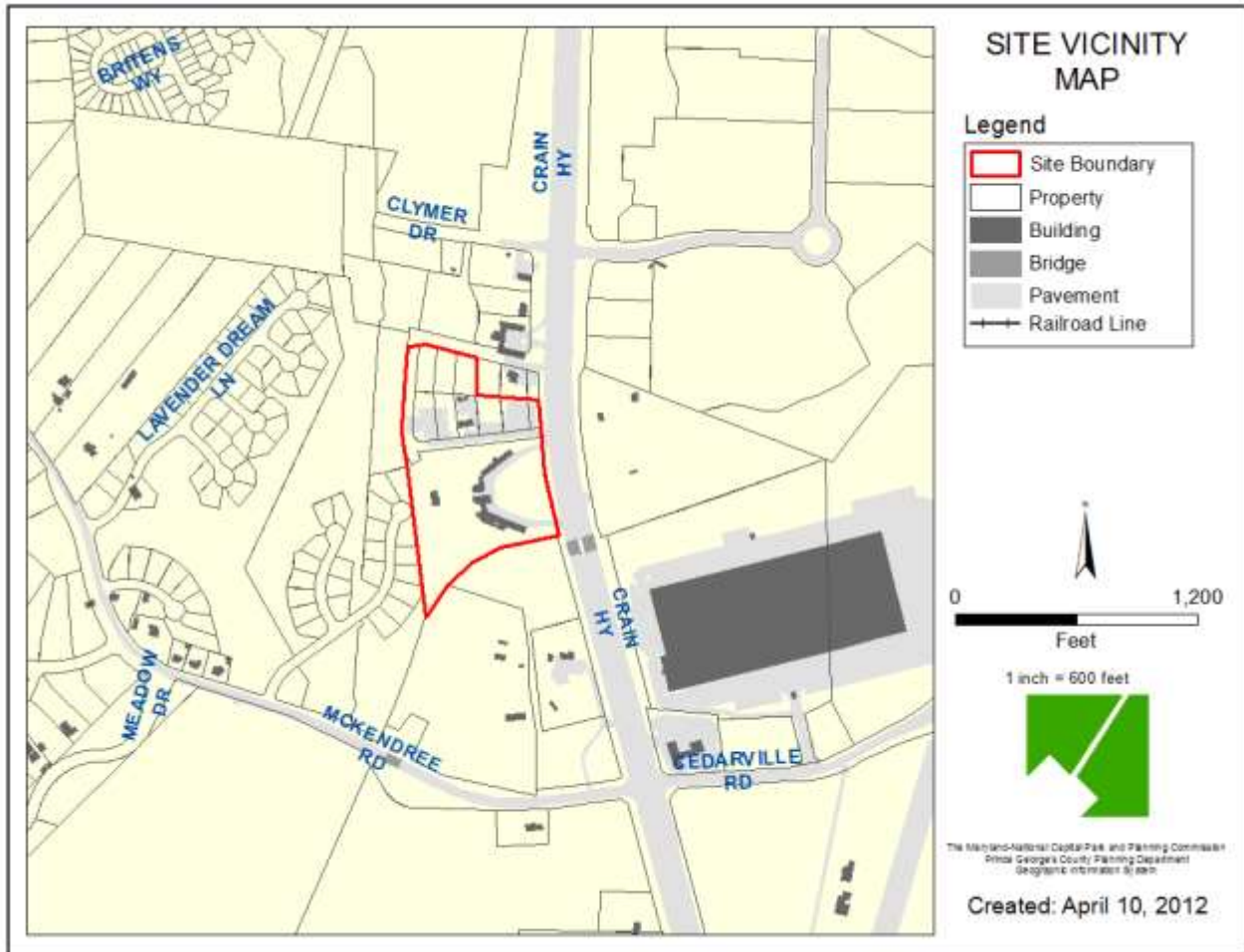
## Preliminary Plan of Subdivision 4-11013

### Waiver of the Rules of Procedure and Reconsideration Request

Application	General Data	
<b>Project Name:</b> Cadillac Crossing  <b>Location:</b> 150 feet south of the intersection of Albert Road and Robert Crain Highway (US 301).  <b>Applicant/Address:</b> MGP, LLC 13525 Hunting Hill Way Gaithersburg, MD 20878  <b>Property Owner:</b> MGP, LLC 13525 Hunting Hill Way Gaithersburg, MD 20878	Planning Board Hearing Date:	02/02/17
	Memorandum Date:	01/24/17
	Date Received:	01/18/17
	Planning Board Action Limit:	02/12/17
	Plan Acreage:	13.56
	Zone:	C-M
	Gross Floor Area:	171,000 sq. ft.
	Lots/Dwelling Units:	N/A
	Parcels:	5
	Planning Area:	85A
	Council District:	09
	Election District:	11
	Municipality:	N/A
	200-Scale Base Map	221SE07

Purpose of Application	Notice Dates	
Waiver of the Rules of Procedure Reconsideration Request– <b>Discussion</b>	Previous Parties of Record (Applicant)	01/13/17
	Parties of Record (M-NCPPC)	01/19/17

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



January 24, 2017

**MEMORANDUM**

TO: The Prince George's County Planning Board

FROM: Whitney Chellis, Supervisor, Subdivision Section, Development Review Division

SUBJECT: Preliminary Plan of Subdivision 4-11013  
Waiver and Reconsideration Request for Cadillac Crossing

The applicant is requesting a waiver of the Planning Board's Rules of Procedure and a reconsideration of conditions and findings of the preliminary plan of subdivision (PPS) approval (PGCPB Resolution No. 12-94) related to access and circulation. Based on the applicant's letter dated January 13, 2017, the Maryland State Highway Administration (SHA) has "determined it appropriate to keep the direct connection of Cadillac Drive onto US 301/MD 5." The review of the PPS in 2012 was based on that connection being closed, and conditions and findings of the original approval are predicated on that assumption. Therefore, the approval conflicts with the recent findings and recommendations of SHA, placing the applicant in a position where they are unable to move forward with the development of the property, as approved and conditioned by the PPS.

If the waiver and request are approved by the Planning Board, staff will coordinate with SHA and reevaluate access and circulation, and will then schedule a hearing on the merits of the request and bring the case back to the Planning Board. The hearing on the merits will include recommendations for an amended resolution of approval with appropriate adjustments to the original findings and conditions related to access and circulation.