



*Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.*

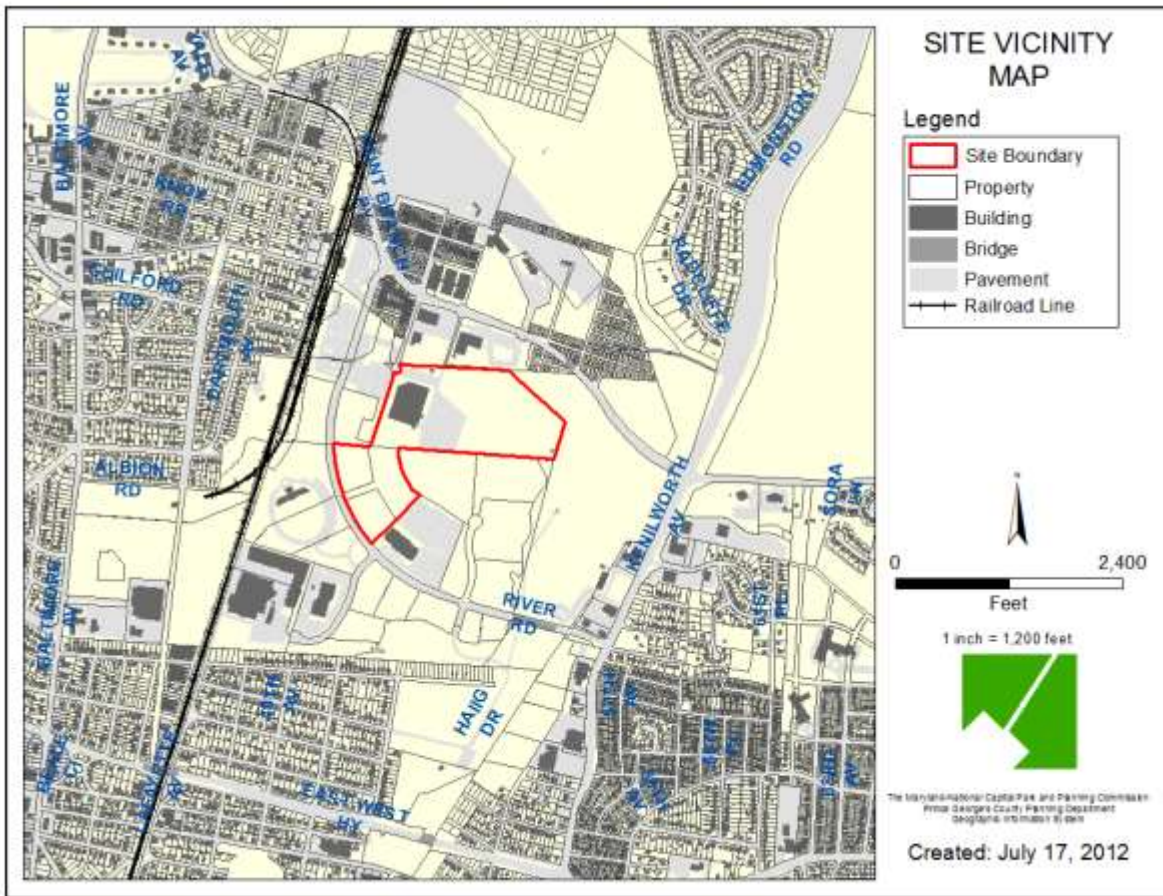
## Preliminary Plan of Subdivision 4-12014

### Reconsideration Hearing

Application	General Data	
<b>Project Name:</b> Litton Technology Center  <b>Location:</b> Northeast side of River Road and south of the terminus of 51 <sup>st</sup> and 52 <sup>nd</sup> Avenues.  <b>Applicant/Address:</b> M Square Associates c/o State of Maryland, University of Maryland 2101 Main Administration College Park, MD 20742  <b>Property Owner:</b> State of Maryland/University of Maryland 2101 Main Administration College Park, MD 20742	Planning Board Hearing Date:	12/14/17
	Memorandum Date:	12/05/17
	Date Received:	09/05/17
	Planning Board Action Limit:	N/A
	Plan Acreage:	48.57
	Zone:	M-U-I/T-D-O
	Gross Floor Area:	1,060,000 sq. ft.
	Lots:	9
	Parcels	0
	Planning Area:	66 & 68
	Council District:	03
	Election District:	19 & 21
	Municipality:	College Park Riverdale Park
	200-Scale Base Map	208NE04 & 05

Purpose of Application	Notice Dates	
Reconsideration Hearing	Previous Parties of Record (Applicant)	09/05/17
	Parties of Record (M-NCPPC)	09/22/17 12/01/17

<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	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



December 5, 2017

**MEMORANDUM**

TO: The Prince George's County Planning Board

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

VIA: Whitney Chellis, Acting Division Chief, Development Review Division

SUBJECT: **Reconsideration of Preliminary Plan of Subdivision 4-12014  
Litton Technology Center**

The Prince George's County Planning Board approved preliminary plan of subdivision (PPS) 4-12014, and the resolution of approval (PGCPB Resolution No. 13-24) was adopted on April 4, 2013. By letter dated September 5, 2017, Thomas Haller, representing the owner/applicant, MacArthur Development, LLC, requested a waiver of the Planning Board's Rules of Procedure (Section 10(a)) and a reconsideration (Section 10(e)), which was granted by the Planning Board on October 5, 2017. The hearing scheduled for December 14, 2017 is on the merits of the request.

The applicant's request is limited to a reconsideration of Conditions 14 and 15 of the preliminary plan of subdivision (PPS) approval (PGCPB Resolution No. 13-24), pertaining to the following transportation conditions, which provide the trip cap for the site:

- 14. Total development within proposed Lots 1–6 shall be limited to uses that would generate no more than 713 AM and 728 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**
- 15. Total development within proposed Lots 7–9 shall be limited to uses that would generate no more than 527 AM and 538 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The applicant is seeking a modification to combine the approved trips caps, currently divided between Lots 1–6 (Condition 14) and Lots 7–9 (Condition 15), into one trip cap for all nine lots included in the PPS. The trips caps were divided in Conditions 14 and 15 of the PPS because Lots 7–9 had a Detailed Site Plan (DSP-09028) approval for 450,000 square feet of development. It was assumed that development would proceed in accordance with that approval and the trips allocated for 450,000 square feet were assigned to Lots 7–9 with the PPS approval. A DSP revision could, however, alter the approved square footage of development for Lots 7–9. The applicant’s reconsideration request to combine the trip cap in Conditions 14 and 15 of the PPS would allow flexibility in development rather than restricting development capacity to separate areas of the site.

Staff supports the applicants request to consolidate the peak-hour vehicle trips for the site based on an analysis conducted by the Subdivision and Zoning, and Transportation Planning Sections. The consolidation of the expressed trips cap will have no effect on the site’s conformance to Subtitles 24 and 27 of the Prince George’s County Code or the original transportation adequacy analysis. No amendment to the findings of the PPS approval are necessitated by the consolidation of Conditions 14 and 15.

As a secondary matter, the applicant also requests that if the Planning Board approves the reconsideration that the Planning Board extend the validity period of the PPS. The expressed provision for the Planning Board to grant an extension to a PPS is authorized by Section 24-119(d) of the Subdivision Regulations, which sets limitations on the extension of the validity of a PPS. A one-year extension request was previously granted by the Planning Board for this PPS on April 4, 2015. No other extension requests are available in accordance with the requirements of Section 24-119(d) of the Subdivision Regulations for this PPS.

The validity of this PPS was recently legislatively extended, pursuant to the adoption of CB-98-2017, extending all PPS in a valid status as of January 1, 2017 to December 31, 2018. The request to extend the validity period is a request independent of a reconsideration, which pertains to the findings of the Planning Board relevant to reaching a final decision in accordance with the Planning Board’s Rules of Procedure. An extension may only be granted in accordance with Section 24-119(d) of the Subdivision Regulations or through action of the District Council. Therefore, staff recommends disapproval of the request to extend the validity period of the PPS.

#### STAFF RECOMMENDATION

**DISAPPROVAL** to extend the validity period of Preliminary Plan of Subdivision 4-12014.

**APPROVAL** of Reconsideration of Preliminary Plan of Subdivision 4-12014, to consolidate the peak-hour vehicle trips for the site, with the following amended conditions to be set forth in an amended resolution of approval (PGCPB Resolution No. 13-24(A)):

- 14. Total development ~~within proposed Lots 1–6~~ shall be limited to uses that would generate no more than ~~713~~ 1,240 AM and ~~728~~ 1,266 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**
- 15. ~~Total development within proposed Lots 7–9 shall be limited to uses that would generate no more than 527 AM and 538 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.~~**