



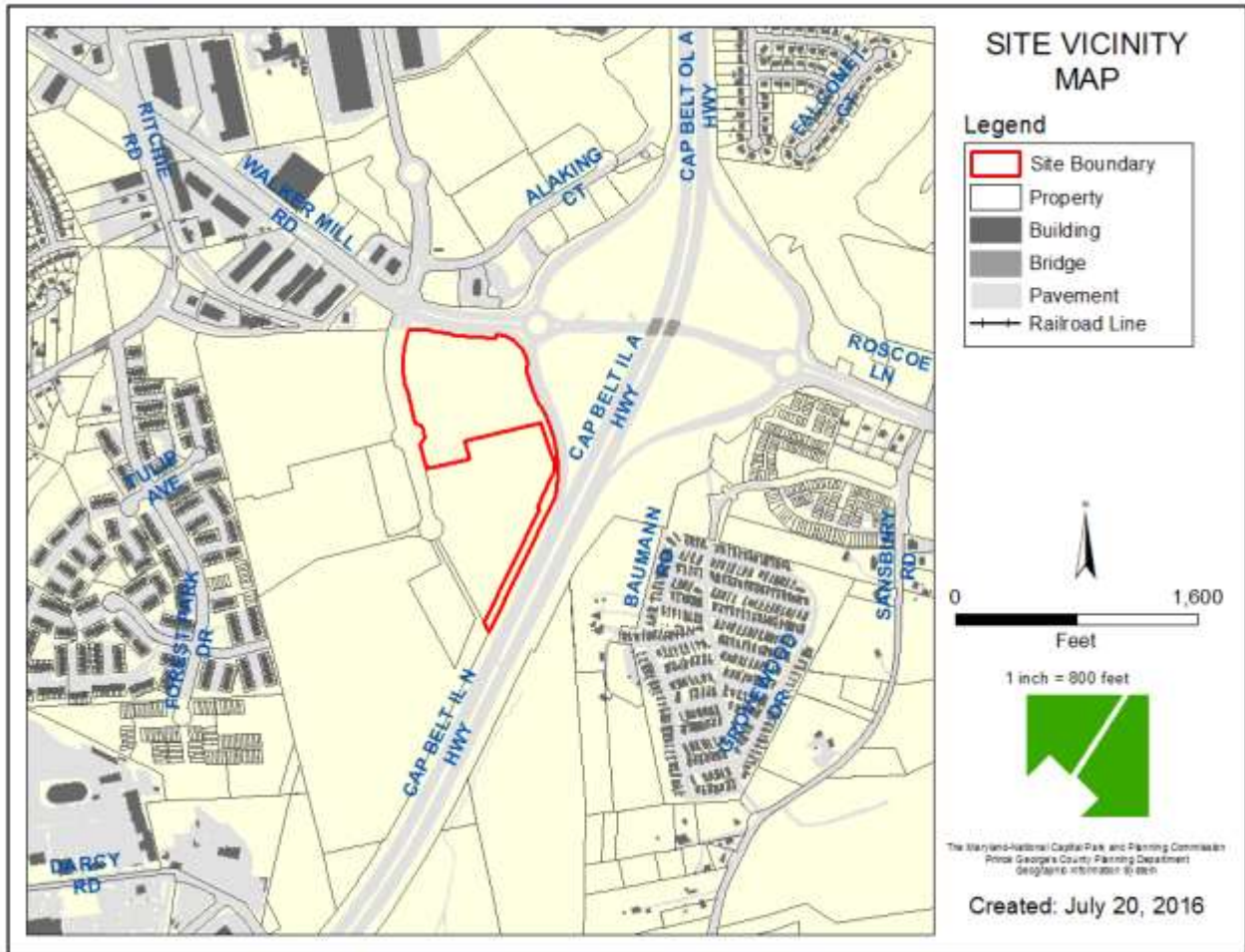
Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-16025

Application	General Data	
Project Name: Ritchie Station Marketplace Parcels 23 through 30 and 32 Location: Southwest quadrant of the intersection of Ritchie Marlboro Road and the interchange with the Capital Beltway (I-95/495). Applicant/Address: Ritchie Hill, LLC 10100 Business Parkway Lanham, MD 20706 Property Owner: Ritchie Hill, LLC 10100 Business Parkway Lanham, MD 20706	Planning Board Hearing Date:	12/15/16
	Memorandum Date:	12/07/16
	Date Accepted:	09/27/16
	Planning Board Action Limit:	02/14/17
	Mandatory Action Timeframe:	140 days
	Plan Acreage:	15.33
	Zone:	C-S-C & C-M
	Gross Floor Area:	152,500 sq. ft.
	Lots:	0
	Parcels:	9
	Planning Area:	75A
	Council District:	06
	Election District	15
	Municipality:	N/A
	200-Scale Base Map:	203SE08

Purpose of Application	Notice Dates	
This case was continued from the Planning Board hearing date of December 1, 2016 to December 15, 2016. Nine parcels for the development of 52,500 square feet of commercial/retail uses and a 100,000-square-foot hotel with 120 rooms.	Informational Mailing	07/27/16
	Acceptance Mailing:	09/21/16
	Sign Posting Deadline:	11/01/16

Staff Recommendation		Staff Reviewer: John Ferrante Phone Number: 301-952-3665 E-mail: John.Ferrante@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



December 7, 2016

MEMORANDUM

TO: The Prince George's Planning Board

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

FROM: John Ferrante, Senior Planner, Subdivision Section, Development Review Division

SUBJECT: Preliminary Plan of Subdivision 4-16025
Ritchie Station Marketplace, Parcels 23 through 30 and 32, (Nine parcels)

This application was continued from the Planning Board hearing of December 1, 2016 to December 15, 2016, to allow the applicant and staff additional time to address several outstanding issues. The technical staff report for this application was published on November 18, 2016. The following is an addendum to the original staff report. Staff is recommending approval of the PPS and TCP subject to the additional findings and conditions contained in this memorandum together with the original technical staff report findings and conditions as modified herein.

The applicant has requested a same day resolution. The draft resolution has incorporated the recommendations within this addendum together with the original technical staff report.

Additional Findings

17. Parcel Exhibit

On November 22, 2016, the applicant filed "Additional Parcel Exhibit" subsequent to the publishing of the technical staff report (TSR). The exhibit reflected an additional parcel within the limit of the PPS, from 9 parcels to 10 parcels. However, additional conditions proposed by the applicant after the continuance requested the incorporation of the business owner's association (BOA) open space parcel into Parcel 30. Therefore, there is no net increase from the original 9 parcels proposed.

Proposed Parcel 28 on the PPS, which was originally 2.275 acres, is further divided with the addition of Parcel 33 (1.197 acres), so Parcel 28 is now 1.077 acres based on the exhibit. The addition of the buildable parcel will not impact any of the original analysis of access, circulation, or adequacy, and does not expand the geography of the original PPS, but is within its original boundary. Therefore, there is no effect on the original notice required with the PPS.

The Ritchie Station Marketplace is one site for purposes of zoning, being one or more record lots to be developed under a uniformed scheme of development. It is covered under one detailed site plan and one tree conservation plan as an integrated shopping center, with access for all lots within the integrated shopping center being consolidated via Ritchie Station Court, a dedicated public street.

The geography of the Ritchie Station Marketplace prior to this PPS approval (4-16025) is covered by two preliminary plans of subdivision (4-04184 and 4-05133) for a total acreage of 124.68. The subject PPS is within the limit of 4-04184. All three PPS applications are subject to a single DSP, TCPI, and a single trip cap. Due to the specific facts in this case, staff recommends that the parceling within the geography of the three PPS applications combined should be interchangeable. The ability for the applicant to shift approved parcels within the geography of the three PPS applications provides flexibility and supports the growth of the shopping center, by allowing for a diversity of independent ownership interests throughout the development. In this case, staff believes that while there are three separate PPS applications, they are under a single umbrella of the TCP, DSP and trip cap, with a unified access. The method and assumptions for circulation and access are singular in treatment. When combined, the total number of parcels within the three PPS applications (124.68 acres) for the shopping center with the approval of this PPS would be 15 parcels and one outparcel. Within the overall shopping center, these parcels can be moved from one PPS geography to another based on this finding of approval.

18. Order of Approval

Development of this site is subject to the order of approvals contained in Section 27-270 of the Zoning Ordinance, which requires the approval of the detailed site plan prior to the approval of the final plat. In the case of Parcel 23 within the limit of this PPS, staff agrees with the applicant that the detailed site plan approval will not affect final plat approval and in accordance with Section 27-270(a)(5) of the Zoning Ordinance, finds that the applicant can plat proposed Parcel 23 prior to DSP.

Revise and Additional Conditions

(Note: Underline indicates added language and ~~strike through~~ indicates deleted language)

1. Prior to signature approval of the preliminary plan of subdivision the plan shall be revised to make the following technical corrections:
 - c. ~~Relabel Remove Parcel 32 as an outlot, to be conveyed to the BOA and include the area within Parcel 30.~~
6. Prior to approval of the final plat of subdivision, a draft Declaration of Restrictive Covenants and/or easement per Subdivision Regulations Section 24-128(b)(9) over the approved shared access for the subject property shall be submitted to the Maryland-National Capital Park and Planning Commission for review and approval. The limits of the shared access shall be reflected on the final plat, consistent with the approved preliminary plan of subdivision (and detailed site plan). Prior to recordation of the final plat, the Declaration of Restrictive Covenants and/or easement shall be recorded in Prince George's County Land Records and the liber/folio of the document shall be indicated on the final plat with the limits of the shared access.
12. Prior to approval of a detailed site plan (DSP), the applicant and the applicant's heirs, successors, and/or assignees shall submit an exhibit that demonstrates how pedestrian access will be accommodated from the public right-of-way (Ritchie Marlboro Road and/or Ritchie Station Court) to the proposed building entrances (for each pad site) and how connectivity is accomplished between sites. The exhibit shall include all of the parcels being developed and that are the subject of Preliminary Plan of Subdivision 4-16025. Recommendations for bicycle parking will also be made at the time of DSP.

15. Prior to signature approval, the PPS shall be revised in accordance with the applicants "Revised Parcel Exhibit."

STAFF RECOMMENDS:

- Approval of Preliminary Plan of Subdivision 4-16025, subject to the amended and additional conditions and findings with this addendum dated December 6, 2016, together with the original staff report dated November 18, 2016.
- Approval of Type 1 Tree Conservation Plan TCP1-100-04-02

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Underline indicates added language