



The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530

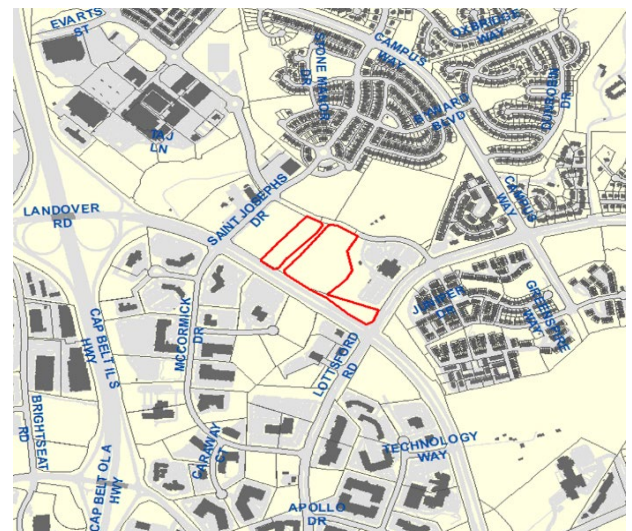
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

# Preliminary Plan of Subdivision Reconsideration Hearing Woodmore Overlook Commercial

4-18007

REQUEST	STAFF RECOMMENDATION
Reconsideration Hearing	APPROVAL with conditions

<b>Location:</b> In the northwest quadrant of the intersection of MD 202 (Landover Road) and Lottsford Road.	
Gross Acreage:	18.33
Zone:	M-X-T
Gross Floor Area:	32,930 sq. ft.
Lots/Dwelling Units:	164
Parcels:	6
Outparcels:	1
Planning Area:	73
Council District:	05
Election District:	13
Municipality:	N/A
200-Scale Base Map:	203NE08/203NE09
<b>Applicant/Address:</b> Woodmore Overlook, LLC 4326 Mountain Road Pasadena, MD 21122	
<b>Staff Reviewer:</b> Thomas Sievers <b>Phone Number:</b> 301-952-3994 <b>Email:</b> Thomas.sievers@ppd.mncppc.org	



Planning Board Hearing Date:	04/16/2020
Planning Board Action Limit:	04/06/2020
Memorandum Date:	04/06/2020
Date Received:	01/17/2020
Previous Parties of Record (Applicant)	12/31/2019
Previous Parties of Record (M-NCPPC)	01/31/2020 04/02/2020

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at [http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
[www.pgplanning.org](http://www.pgplanning.org)

April 6, 2020

## MEMORANDUM

TO: The Prince George's County Planning Board

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

FROM: Thomas Sievers, Senior Planner, Subdivision and Zoning Section  
Development Review Division

SUBJECT: **Preliminary Plan of Subdivision 4-18007, Woodmore Overlook Commercial**  
Reconsideration Hearing

By letter dated December 31, 2019 and received on January 17, 2020, Norman Rivera, representing Woodmore Overlook, LLC., requested a waiver of the Planning Board Rules of Procedure (Section 10(a)) and a reconsideration of Preliminary Plan of Subdivision PPS 4-18007, which was approved by the Prince George's County Planning Board on March 7, 2019. The resolution (PGCPB Resolution No. 11-02(C)(A)) was adopted on March 28, 2019.

On February 13, 2020, the Planning Board granted a waiver of the Planning Board Rules of Procedure to admit a reconsideration request submitted more than 14 days after the adoption of the resolution. The Planning Board also granted the applicant's request for a reconsideration, in accordance with Section 10(e) of the Rules of Procedure. Section 10(e) states that reconsideration may only be granted if, in furtherance of substantial public interest, the Board finds that an error in reaching the original decision was caused by fraud, surprise, mistake, inadvertence, or other good cause. The Planning Board granted the request for reconsideration based on other good cause, in furtherance of substantial public interest.

PPS 4-18007, known as Woodmore Overlook Commercial, is a mixed-use development, which was approved by the Planning Board in 2019 for a total of six parcels and one outparcel, including 32,930 square feet of commercial development and 164 multifamily dwelling units. The property is bound to the northeast by Ruby Lockhart Boulevard, to the south by MD 202

(Landover Road), and to the southeast by Lottsford Road. Adjacent property to the east is developed with an institutional use. The adjacent property to the west is vacant.

The applicant's specific request is for reconsideration of Condition 6(a) and 6(b), which are related to the requirement of off-site road improvements that were the result of prior adequacy requirements that are no longer applicable.

The site was originally subdivided by means of PPS 4-10022 as the King Property. At that time, the site included a residential parcel to the east of this site across Ruby Lockhart Boulevard, along with the subject property, which was approved with commercial uses. PPS 4-10022 received an entitlement trip cap of 514 AM and 963 PM peak-hour trips. Several years later, the residential parcel was resubdivided pursuant to PPS 4-16019, and that site was subsequently developed with townhouses.

In 2019, PPS 4-18007 was approved as a resubdivision of the commercial parcel of PPS 4-10022. Materials provided at that time by the applicant showed an intention to retain the original trip cap, less the trips assigned to PPS 4-16019, even though a less trip-intensive program of development was being proposed by the applicant. During the process of staff review, a lower trip cap, consistent with the applicant's proposal, was formulated and this lower trip cap of 364 AM and 347 PM peak-hour trips was incorporated into the staff recommendation, approved by the Planning Board, and incorporated into PGCPB Resolution No. 19-32. While the applicant agreed to this reduction, the traffic impact study was never updated to confirm how this change affected the findings of the staff report.

The applicant eventually determined that the lower trip cap assigned to the site resulted in a change to the scope of off-site transportation improvements that would be required. The applicant provided a report dated September 2019 that detailed the impacts to the off-site improvements caused by the lower trip cap and, based on this report, the reconsideration was eventually requested.

The applicant provided, as justification for their request, a traffic study (dated March 23, 2020) prepared by their traffic consultant. The analysis is based on the previously approved Traffic Impact Analysis for Woodmore Commercial, and is for the purpose of analyzing the assigned trip cap approved with PPS 4-18007, to determine the off-site improvements necessary to meet transportation adequacy.

The applicant's request is specific to a single condition of approval. The applicant has requested that Condition 6(a) and 6(b) of the resolution be amended to read as follows (deletions shown with brackets and strikethrough, and additions shown with underline):

6. **Prior to issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency (with improvements designed, as deemed necessary, to accommodate bicycles and pedestrians):**
  - a. **On the southbound Landover Road (MD202) approach, construct a third left-turn lane to eastbound Lottsford Road.**

- b. ~~[Lottsford Road at Campus Way North: Provide a second, southbound, left-turn lane along Campus Way.]~~

Given the analysis prepared by the applicant and the supporting recommendations of the Transportation Planning staff, a modified condition is recommended which would allow construction of an additional southbound left-turn lane from MD 202 onto eastbound Lottsford Road, and construction of the entire roadway between MD 202 and Ruby Lockhart Boulevard within the dedicated right-of-way to County standards.

Based on the findings above, staff finds that adequate transportation facilities will exist to serve the proposed development, as required under Section 24-124 of the Subdivision Regulations, and recommends approval of the reconsideration for the amendment of Condition 6 and Finding 10 of PGCPB Resolution No. 19-32 for the Woodmore Overlook Commercial subdivision, as provided within the Transportation Planning Section memorandum dated April 1, 2020.

If the Planning Board approves the reconsideration, staff will prepare an amended resolution to reflect the amended condition, which will be placed on a future Planning Board agenda for adoption.

## RECOMMENDATION

**APPROVAL** of a reconsideration of Preliminary Plan of Subdivision 4-18007 (PGCPB Resolution No. 19-32) to **amend Finding 10**, as set forth in the Transportation Planning Section memorandum dated April 1, 2020, and **Condition 6(a) and 6(b)** as follows:

6. **Prior to issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency (with improvements designed, as deemed necessary, to accommodate bicycles and pedestrians):**
- a. **MD 202 at Lottsford Road: ~~[Convert the existing eastbound right-turn lane to a shared through/right-turn lane]~~ Construct an additional southbound left-turn lane (to create a triple left-turn lane) from MD 202 onto eastbound Lottsford Road, along with necessary signal modifications to support the triple left turn.**
  - ~~[b. Lottsford Road at Campus Way North: Provide a second, southbound, left-turn lane along Campus Way.]~~
  - ~~[c.]~~ **b. I-310/Grand Way Boulevard: Construct the entire roadway between MD 202 and Ruby Lockhart Boulevard within the dedicated right-of-way to County standards.**