



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

Zoning Map Amendment Petition No.

A-9981

Application	General Data
Project Name: Addison Row at Cheverly Metro Location: Northeast quadrant of Addison Road and Minnesota Avenue, known as 4800 and 4700 Addison Road. Applicant/Address: Jemal's Fairfield Farms, LLC 702 H Street, NW Washington, D.C. 20001	Date Accepted: 04/28/06
	Planning Board Action Limit: N/A
	Plan Acreage: 34.4
	Zone: I-1, I-2, C-O
	Dwelling Units: N/A
	Square Footage: N/A
	Planning Area: 72
	Tier: Developed
	Council District: 05
	Municipality: N/A
	200-Scale Base Map: 203NE05

Purpose of Application	Notice Dates
Rezoning from I-1, I-2 and C-O to M-X-T	Adjoining Property Owners Previous Parties of Record Registered Associations: 01/31/06 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: N/A

Staff Recommendation		Staff Reviewer: Kendra Wright	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
			X

January 25, 2007

MEMORANDUM

TO: Prince George's County Planning Board Members

VIA: Jimi Jones, Acting Zoning Supervisor

FROM: Kendra Wright, Senior Planner

SUBJECT: **Discussion of Resolution for Zoning Map Amendment Petition
No. A-9981**

Upon review of the draft of the resolution and the transcript for the December 14, 2006, Planning Board meeting for the above-mentioned case, staff has found some issues requiring clarification by a Board discussion. The Board recommended approval subject to 18 conditions. Staff of the legal department has advised that two of the conditions from the approved list are not specific enough to be deemed legally binding upon the applicant and contain inappropriate considerations, and has suggested they be considered for removal. These conditions are listed below:

1. The maximum residential and commercial density of the proposed development and land use mix shall be reduced to an amount approved by the county, the Town of Cheverly, and the Town of Fairmount Heights.
2. The applicant shall secure a funding package in conjunction with the Cheverly, Cedar Heights, and Fairmount Heights communities for the purchase of greenspace in the vicinity of the project site.

The Board's clarification is needed regarding the content of Condition 1 above. Staff offers the following background: According to letters received from the Towns of Cheverly and Fairmount Heights, the condition regarding density was created. The approved plan proposes a residential component (2,500 units), recreational community space, and retail space. Both towns expressed the desire for a reduction in the proposed density. In a letter dated, December 13, 2007, the Town of Cheverly expressed the desire for a condition regarding the maximum density of the residential development. The request was that residential development be limited to a maximum of 2000 dwelling units, and the total development on the property be limited to uses which generate no more than 1683 AM and 2323 PM peak vehicle hour trips. The Board has the option to allow the density and land uses to be determined at a later stage of development or to create a condition that addresses the density of the project.

The conditions listed in the draft resolution include the following based on the referral dated, October 11, 2006, from Trails staff:

1. The Adopted and Approved Landover and Vicinity Master Plan recommends that Addison Road be designated as a sidewalk/bikeway with appropriate signage. Because Addison Road is a County right-of-way, the applicant and the applicant's heir, successors, and/or assigns shall provide a financial contribution of \$210 to the Department of Public Works and Transportation for the placement of this signage. A note shall be placed on the final record plat for payment to be received prior to the issuance of the first building permit.

If the Board deems it necessary, the amount of the financial contribution can be eliminated and the condition can be redrafted in the following manner:

1. At the time of preliminary plat of subdivision, a determination shall be made by the Environmental Planning section regarding the appropriate financial contribution to the Department of Public Works and Transportation for the placement of sidewalk/bikeway signage along Addison Road (a County right-of-way). A note shall be placed on the final record plat for payment to be received prior to the issuance of the first building permit.

The draft resolution is attached. There are no other known issues at this time. Staff recommends the Board approve the resolution once determinations are made regarding the preceding issues.