



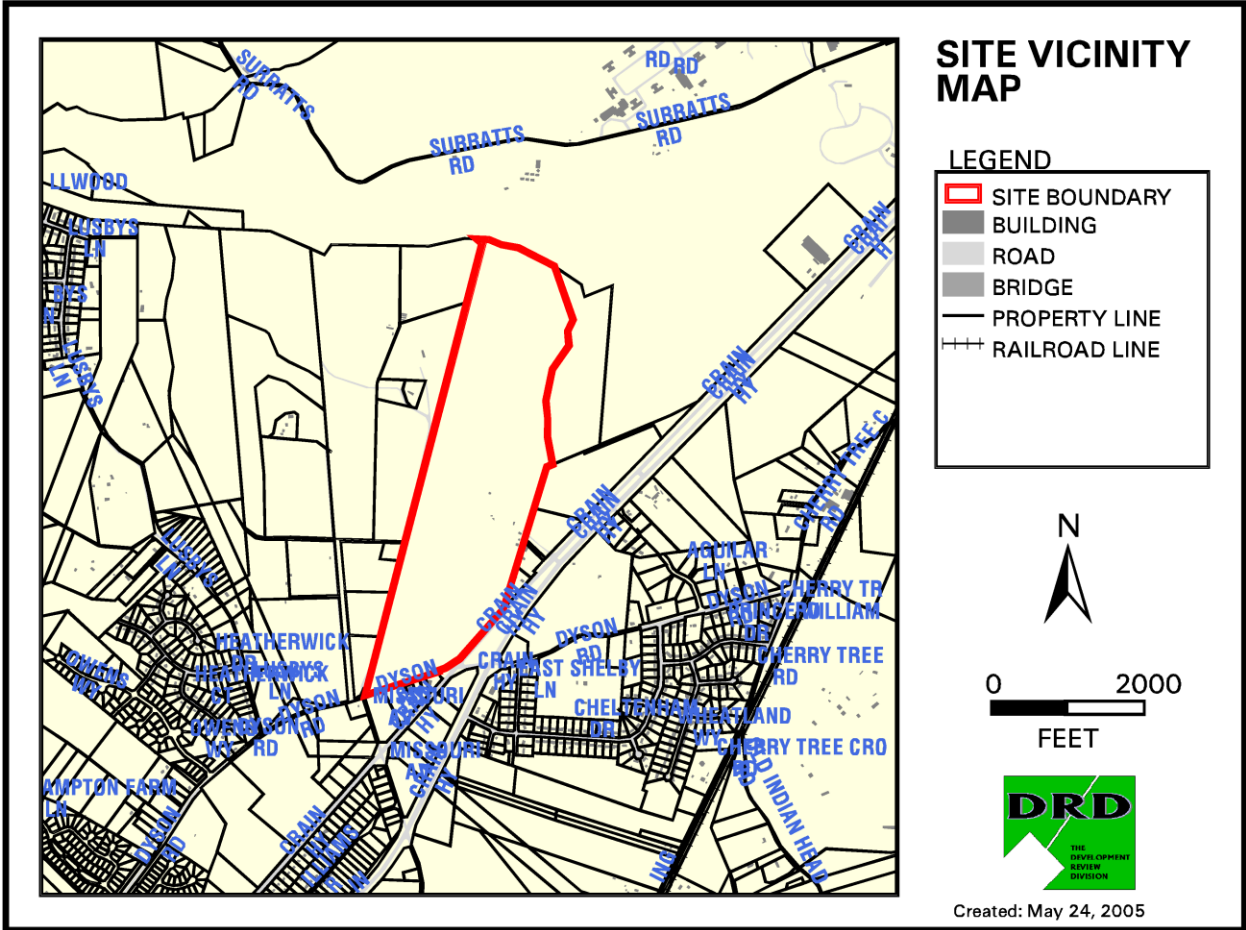
*Note: Staff reports can be accessed at [www.mnccppc.org/pgco/planning/plan.htm](http://www.mnccppc.org/pgco/planning/plan.htm).*

## Preliminary Plan 4-05048 Extension Request

Application	General Data	
<b>Project Name:</b> Renard Lakes  <b>Location:</b> Northwest corner of the intersection of Dyson Road and Robert Crain Highway (US 301).  <b>Applicant/Address:</b> Law Offices of Norman D. Rivera, LLC 17251 Melford Boulevard, Suite 200 Bowie, MD 20715  Property Owner: Riverstone Renard LLC c/o Law Offices of Norman D. Rivera, LLC 17251 Melford Boulevard, Suite 200 Bowie, MD 20715	Planning Board Hearing Date:	06/13/13
	Memorandum Date:	06/04/13
	Plan Acreage:	167.84
	Zone:	R-S
	Parcels/Lots:	7/404
	Planning Area:	85A
	Tier:	Developing
	Council District:	09
	Election District	11
	Municipality:	N/A
	200-Scale Base Map:	216SE08

Purpose of Application
<b>EXTENSION REQUEST:</b> This preliminary plan of subdivision was approved by the Planning Board on February 2, 2006 and is valid through December 31, 2013. Norman D. Rivera of Law Offices of Norman D. Rivera, LLC, by letter dated May 13, 2013, requests a two-year extension. Staff recommends approval of that request. If approved, the plan will be valid through December 31, 2015.  <b>Staff Recommendation: 2-year extension</b>

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Whitney Chellis <b>Phone Number:</b> 301-952-4325 <b>E-mail:</b> Whitney.Chellis@ppd.mnccppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
<b>TWO-YEAR EXTENSION</b>			



June 4, 2013

**MEMORANDUM**

TO: The Prince George's County Planning Board

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

SUBJECT: Preliminary Plan of Subdivision 4-05048 Extension Request  
Renard Lakes

This preliminary plan of subdivision (PPS) was approved by the Planning Board on February 2, 2006 and the resolution of approval was adopted on February 23, 2007. The PPS is valid through December 31, 2013 due to extensions granted by the County Council with the adoption of Council Bill CB-008-2011. Norman D. Rivera, Esquire, by letter dated May 14, 2013 and received May 28, 2013, requests a two-year extension until December 31, 2015. The PPS was approved for 404 residential lots with 424 dwelling units and 7 parcels.

Section 24-119(d) of the Subdivision Regulations authorizes the Planning Board to grant an extension to the normal expiration of a PPS:

- (6) An approved preliminary plan of subdivision consisting of more than four hundred (400) residentially zoned lots or dwelling units or more than one hundred and fifty (150) gross acres of commercially or industrially zoned land or land designated for nonresidential uses in any CDZ or M-X-T Zone which has a staging plan shall remain valid for six (6) years from the date of its approval, unless extensions of the validity period are granted.**
- (A) An extension of up to two (2) years from the expiration of an approved preliminary plan or any extension thereof may be granted by the Planning Board provided:**
  - (i) Public infrastructure which was determined to be the developer's responsibility in accordance with the requirements of Section 24-122.01 and Section 24-124 has been constructed by the developer in order to accommodate all stages of the development; or**

- (ii) The developer has been proceeding in a diligent manner to comply with the staging plan and has been unable, through no fault of the developer, to complete development within the time frame specified; or**
- (iii) The staging plan cannot be met as a result of government failure to extend necessary services or infrastructure.**

The applicant states in that, in accordance with Section 24-119(d)(6)(A)(ii), the developer has been proceeding in a diligent manner to comply with the staging plan and has been unable to complete development within the time frame specified, through no fault of the developer and generally related to the downturn in the economy, and therefore requests the extension. The applicant has received approval of a rezoning (Zoning Map Amendment A-9970), Comprehensive Design Plan (CDP-0503), and this preliminary plan of subdivision. The applicant has obtained one specific design plan and several final plats for a portion of the property. The applicant is now proceeding to obtain specific design plans and final plats for the remainder of the site. Staff believes that the two-year extension as requested by the applicant is needed to complete these final two steps in the development process. The request was filed prior to expiration of the PPS as required.

Staff recommends approval of a two-year extension and, if approved, the PPS will be valid through December 31, 2015.