



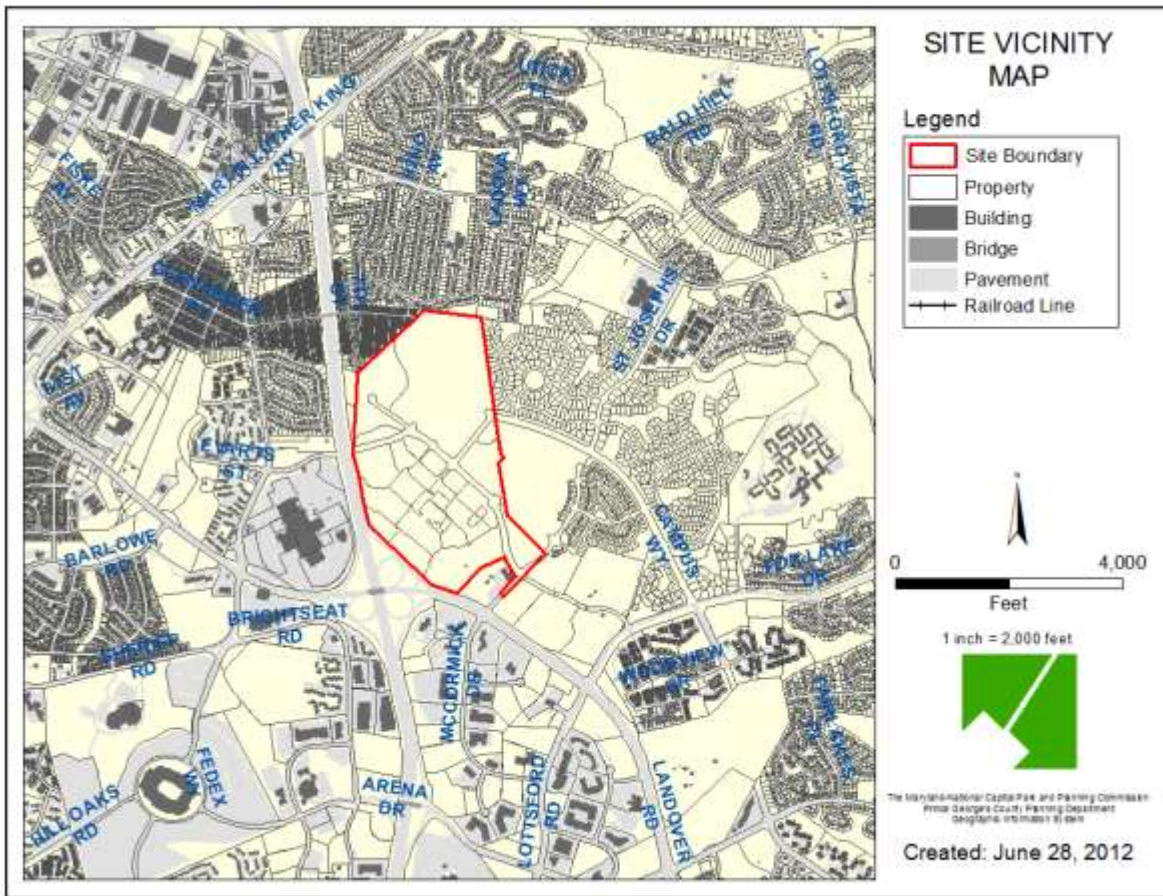
*Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.*

# Preliminary Plan 4-06016 Extension Request

Application	General Data	
<b>Project Name:</b> Woodmore Towne Centre  <b>Location:</b> Northeast quadrant of the Capital Beltway (I-95/495) and Landover Road (MD 202).  <b>Applicant/Address:</b> Woodmore Towne Center, LLC c/o Edward C. Gibbs Jr. Gibbs and Haller 1300 Caraway Court, Ste. 102 Largo, MD 20774  <b>Property Owner:</b> Same as Applicant	Planning Board Hearing Date:	09/14/17
	Memorandum Date:	08/09/17
	Plan Acreage:	244.67
	Zone:	M-X-T
	Lots:	414
	Parcels:	17
	Planning Area:	73
	Council District:	05
	Election District	13
	Municipality:	Glenarden
	200-Scale Base Map:	204NE08

Purpose of Application
<b>EXTENSION REQUEST:</b> This preliminary plan of subdivision (PPS) was approved by the Planning Board on September 21, 2006, the resolution was adopted on October 26, 2006 (PGCPB Resolution No. 06-212). An Amended Resolution to reconsider a finding and condition was adopted on July 12, 2012 (PGCPB Resolution No. 06-212(A)), the PPS is valid through December 31, 2017. Edward Gibbs, Jr. of Gibbs and Haller, by letter dated June 27, 2017, requests a two-year extension. This is the applicant's first extension request. Staff recommends approval of a two-year extension pursuant to Section 24-119(d)(6)(A) of the Subdivision Regulations. If approved the plan will be valid through December 31, 2019.  <b>Staff Recommendation: 2-year extension</b>

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Amber Turnquest <b>Phone Number:</b> 301-952-3554 <b>E-mail:</b> Amber.Turnquest@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
<b>TWO-YEAR EXTENSION</b>			



August 9, 2017

**MEMORANDUM**

TO: The Prince George's County Planning Board

FROM: Amber Turnquest, Senior Planner, Subdivision and Zoning Section  
Development Review Division

VIA: Christina Pompa, Acting Supervisor, Subdivision and Zoning Section  
Development Review Division

SUBJECT: **Preliminary Plan of Subdivision 4-06016, Woodmore Towne Center LLC  
Extension Request**

This preliminary plan of subdivision (PPS) was approved by the Planning Board on September 21, 2006; the resolution of approval was adopted on October 26, 2006 (PGCPB Resolution No. 06-212) and an amended resolution was adopted on July 12, 2012, (PGCPB Resolution No. 06-212(A)). The PPS was approved for 414 lots and 17 parcels and is valid through December 31, 2017. By letter dated June 27, 2017, Edward Gibbs, Jr. of Gibbs and Haller, requests a two-year extension until December 31, 2019. This is the applicant's first extension request.

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.**

Pursuant to the request dated June 27, 2017, (Gibbs to Chellis), staff recommends that the Planning Board grant a two-year extension. The request was filed prior to the expiration of the PPS. The PPS remains in conformance with the applicable requirements of Subtitle 27, and the applicant indicates that delays have not been caused by them.

Staff recommends approval of a two-year extension, and if approved the PPS will be valid through December 31, 2019.