



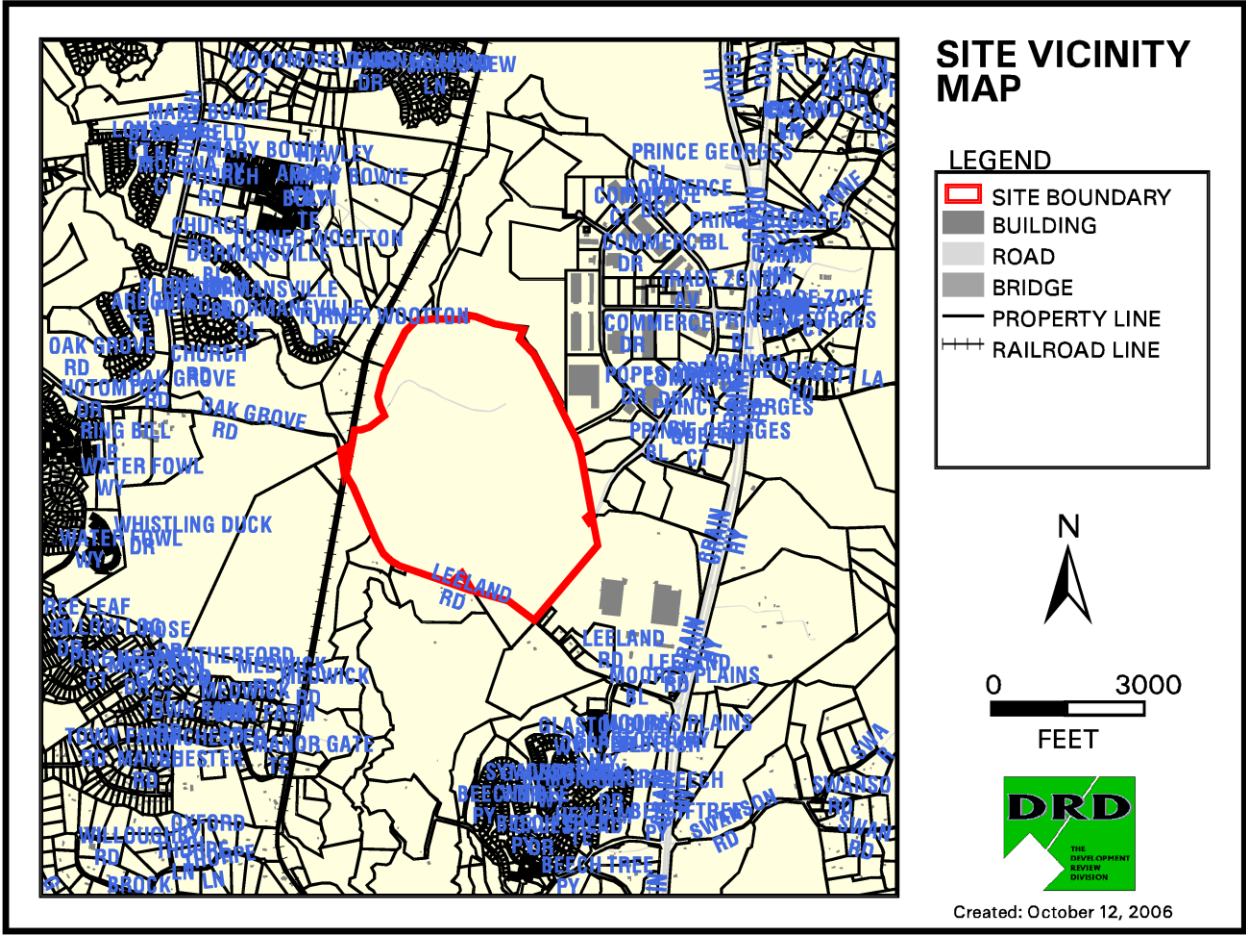
*Note: Staff reports can be accessed at [www.mnccppc.org/pgco/planning/plan.htm](http://www.mnccppc.org/pgco/planning/plan.htm).*

## Preliminary Plan 4-06066 Extension Request

Application	General Data	
<b>Project Name:</b> Willowbrook  <b>Location:</b> North side of Leeland Road, approximately 3,250 feet west of the intersection of Leeland Road and Robert Crain Highway (US 301).  <b>Applicant/Address:</b> Shipley & Horne, P.A. 1101 Mercantile Lane, Suite 240 Largo, MD 20774  Property Owner: Toll Brothers Inc.	Planning Board Hearing Date:	06/13/13
	Memorandum Date:	06/04/13
	Plan Acreage:	440.85
	Zone:	R-S
	Parcels/Lots:	26/732
	Planning Area:	74A
	Tier:	Developing
	Council District:	04
	Election District	07
	Municipality:	Bowie
	200-Scale Base Map:	201SE13

Purpose of Application
<b>EXTENSION REQUEST:</b> This preliminary plan of subdivision was approved by the Planning Board on February 8, 2007 and is valid through December 31, 2013. Arthur J. Horne, Jr. of Shipley & Horne P.A., by letter dated May13, 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 4-06066 Extension Request  
Willowbrook

This preliminary plan of subdivision (PPS) was approved by the Planning Board on February 8, 2007 and the resolution of approval was adopted on March 15, 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. Arthur J. Horne, Jr. of Shipley & Horne P.A., by letter dated May 13, 2013, requests a two-year extension until December 31, 2015. The PPS was approved for 732 residential lots and 26 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.**

In the letter dated and received on May 13, 2013 (Horne to Chellis), the applicant states 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-9968), Comprehensive Design Plan (CDP-0505), and this preliminary plan of subdivision, and is now proceeding to obtain approval of the specific design plan and final plats. 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.