



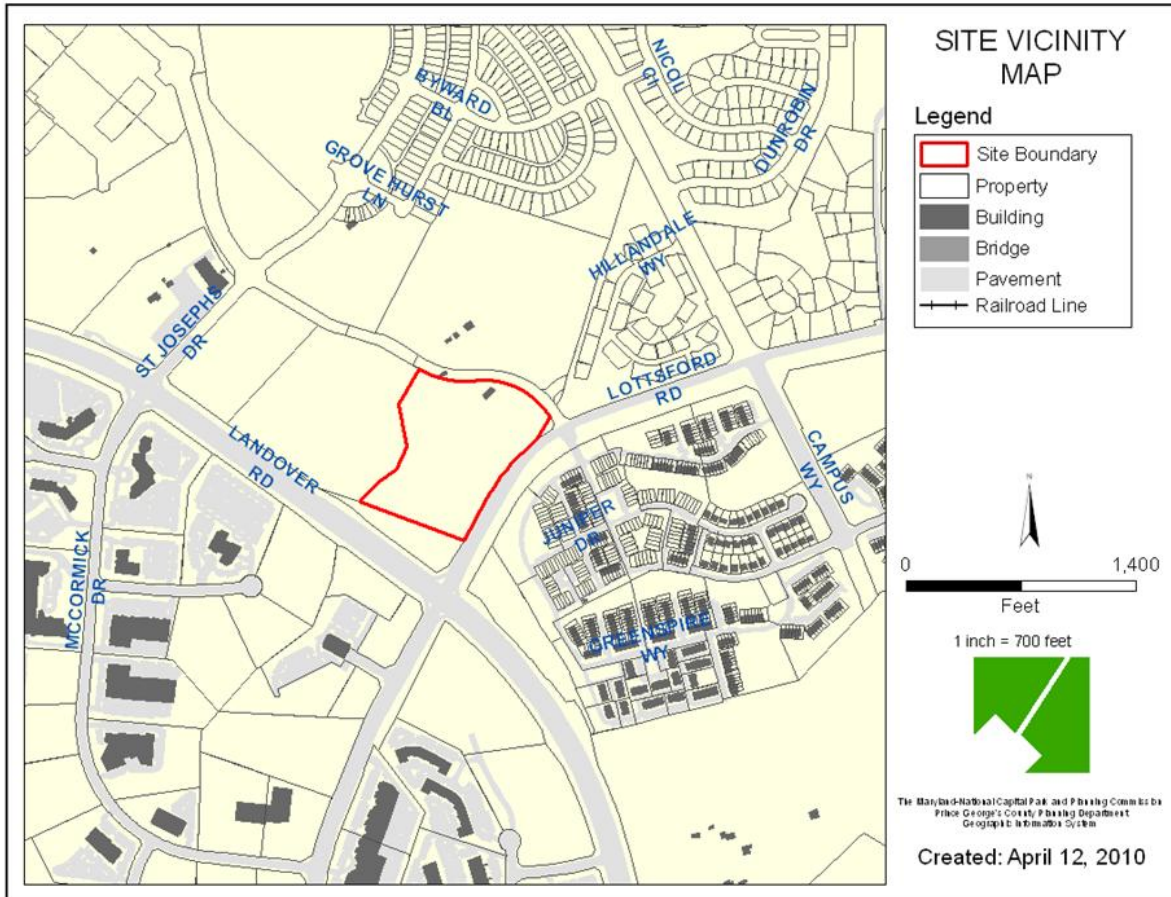
Note: Staff reports can be accessed at www.mnccppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-10005 Extension Request

Application	General Data	
Project Name: Woodstream Church Location: Northeast quadrant of the intersection of Lottsford Road and Landover Road (MD 202). Applicant/Address: Woodstream Church 9800 Lottsford Road Bowie, MD 20721 Property Owner: Woodstream Church 9800 Lottsford Road Bowie, MD 20721	Planning Board Hearing Date:	06/20/13
	Memorandum Date:	06/10/13
	Plan Acreage:	15.28
	Zone:	I-3
	Parcels/Lots:	0/1
	Planning Area:	73
	Tier:	Developing
	Council District:	05
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	203NE09

Purpose of Application
EXTENSION REQUEST: This preliminary plan of subdivision was approved by the Planning Board on July 14, 2011 and is valid through July 28, 2013. Abigale Bruce-Watson of Arrington & Watson LLC, by letter dated May 24, 2013, requests a one-year extension. Staff recommends approval of that request. If approved, the plan will be valid through July 28, 2014. Staff Recommendation: 1-year extension

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



June 10, 2013

MEMORANDUM

TO: The Prince George's County Planning Board

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

SUBJECT: Preliminary Plan of Subdivision 4-10005 Extension Request
Woodstream Church

This preliminary plan of subdivision (PPS) was approved by the Planning Board on July 14, 2011 and is valid through July 28, 2013. Abigale Bruce-Watson of Arrington & Watson LLC, by letter dated May 24, 2013, requests a one-year extension. The PPS was approved (PGCPB Resolution No. 11-72) for one parcel for the expansion of a church use.

Section 24-119(d)(5) of the Subdivision Regulations authorizes the Planning Board to grant an extension to the normal expiration of a PPS:

- (5) An approved preliminary plan of subdivision shall remain valid for two (2) years from the date of its approval, unless an extension of the validity period is granted.**
 - (A) Extensions of the validity of an approved preliminary plan may be granted by the Planning Board provided:**
 - (i) The request is filed prior to the expiration of the preliminary plan approval;**
 - (ii) The preliminary plan remains in conformance with all the requirements of Subtitle 27 applicable to the subject property;**
 - (iii) Two (2) years is not sufficient time to prepare the final plat(s);**
 - (iv) The applicant is not unduly delaying the filing of the final plat(s);**
 - (v) The validity of a preliminary plan consisting of less than one hundred (100) residentially-zoned lots or less than one hundred (100) gross acres of commercially or industrially-zoned land or land**

designated for nonresidential uses in any CDZ or M-X-T Zone shall not be extended more than one (1) year from the normal expiration of the approved preliminary plan;

(vii) A final extension of up to two (2) years from the expiration of a previously approved extension(s) may be granted upon the applicant's submission to the Planning Board of a letter from a permitting agency (including, but not limited to the Washington Suburban Sanitary Commission, U.S. Army Corps of Engineers, Maryland Department of Water Resources Administration, Prince George's County Department of Environmental Resources) indicating:

(aa) The date of application for the required permit;

(bb) That the issuance of the required permit is delayed due to circumstances beyond the control of the applicant; and

(cc) The approximate date of issuance of the required permit.

The applicant states in their request (Watson to Chellis) that, in accordance with Section 24-119(d)(5), the applicant has been proceeding in a diligent manner to comply with the staging plan and has been unable to complete the development within the time frame specified. The request was filed prior to the expiration of the PPS as required, and the site remains in conformance with the requirements of Subtitle 27 of the Prince George's County Code. This is the first extension request for this preliminary plan of subdivision.

Staff recommends approval of a one-year extension and, if approved, the PPS will be valid through July 28, 2014.