



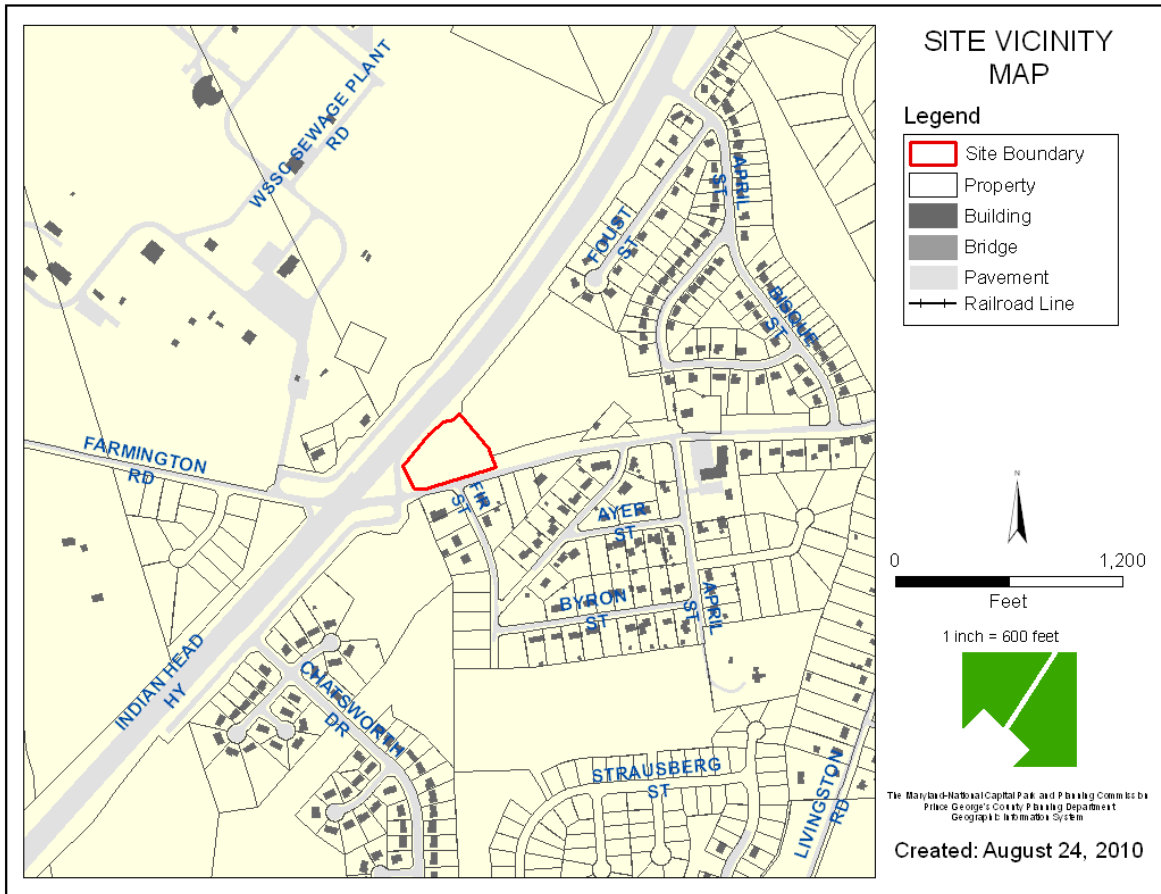
Note: Staff reports can be accessed at www.mnccppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-10013 Extension Request

Application	General Data	
Project Name: Farmington Carwash Location: Northeast quadrant of the intersection of Farmington Road East and Indian Head Highway (MD 210). Applicant/Address: Interstate Farmington, LLC 14640 Southlawn Lane Rockville MD 20850 Property Owner: Interstate Farmington, LLC 14640 Southlawn Lane Rockville MD 20850	Planning Board Hearing Date:	07/25/13
	Memorandum Date:	07/15/13
	Date Accepted:	07/02/13
	Planning Board Action:	N/A
	Mandatory Action Timeframe:	N/A
	Plan Acreage:	2.65
	Zone:	C-M
	Gross Floor Area:	11,200 sq. ft.
	Lots:	N/A
	Parcels:	1
	Planning Area:	84
	Tier:	Developing
	Council District:	09
	Election District	05
	Municipality:	N/A
	200-Scale Base Map:	20

Purpose of Application
EXTENSION REQUEST: This preliminary plan of subdivision was approved by the Planning Board on June 30, 2011 and is valid through July 28, 2014. McNamee, Hosea, P.A. by letter dated July 1, 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: Quynn Nguyen Phone Number: 301-780-2465 E-mail: Quynn.Nguyen@ppd.mnccppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
ONE-YEAR EXTENSION			



July 15, 2013

MEMORANDUM

TO: The Prince George's County Planning Board

FROM: Quynn Nguyen, Subdivision Review Section, Development Review Division

SUBJECT: Preliminary Plan of Subdivision 4-10013 Extension Request
Farmington Carwash

This preliminary plan of subdivision (PPS) was approved by the Planning Board on June 30, 2011 and is valid through July 28, 2014. Matthew C. Tedesco of McNamee, Hosea, Jernigan, Greenan & Lynch, P.A., by letter dated July 1, 2013, requests a one-year extension. The PPS was approved (PGCPB Resolution No. 11-67) for one parcel of 2.64 acres.

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);**

Pursuant to the request received on July 2, 2013 (Tedesco to Chellis), staff recommends that the Planning Board grant a one-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 two years has not been sufficient time to prepare the final plats which is not due to delays caused by the applicant. If granted, this would be the first extension granted for this PPS.

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