



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

Preliminary Plan 4-11001 Extension Request

Application	General Data	
Project Name: Naylor Station Location: Southeast quadrant of the intersection of the Suitland Parkway and Branch Avenue (MD 5). Applicant/Address: Branch Avenue Partners LLC c/o Ironwood Realty 507 Fortress Circle Leesburg, VA 20175 Property Owner: Branch Avenue Partners LLC c/o Ironwood Realty 507 Fortress Circle Leesburg, VA 20175	Planning Board Hearing Date:	07/30/15
	Memorandum Date:	07/10/15
	Plan Acreage:	14.80
	Zone:	M-X-T
	Parcels:	8
	Planning Area:	76A
	Council District:	07
	Election District	07
	Municipality:	N/A
	200-Scale Base Map:	204SE03

Purpose of Application
EXTENSION REQUEST: This preliminary plan of subdivision (PPS) was approved by the Planning Board on May 26, 2011. The resolution was adopted on June 16, 2011 (PGCPB Resolution No. 11-54), and the PPS is valid through December 31, 2015. Michele LaRocca of Meyers, Rodbell & Rosenbaum P.A., by letter dated July 10, 2015, requests a one-year extension. This is the applicant's first extension request. Staff recommends approval of a one-year extension pursuant to Section 24-119(d)(5)(A) of the Subdivision Regulations. If approved, the plan will be valid through December 31, 2016.
Staff Recommendation: 1-year extension

Staff Recommendation		Staff Reviewer: Mayah, William Phone Number: 301-952-3554 E-mail: William.mayah@ppd.mnccppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
ONE-YEAR EXTENSION			

