



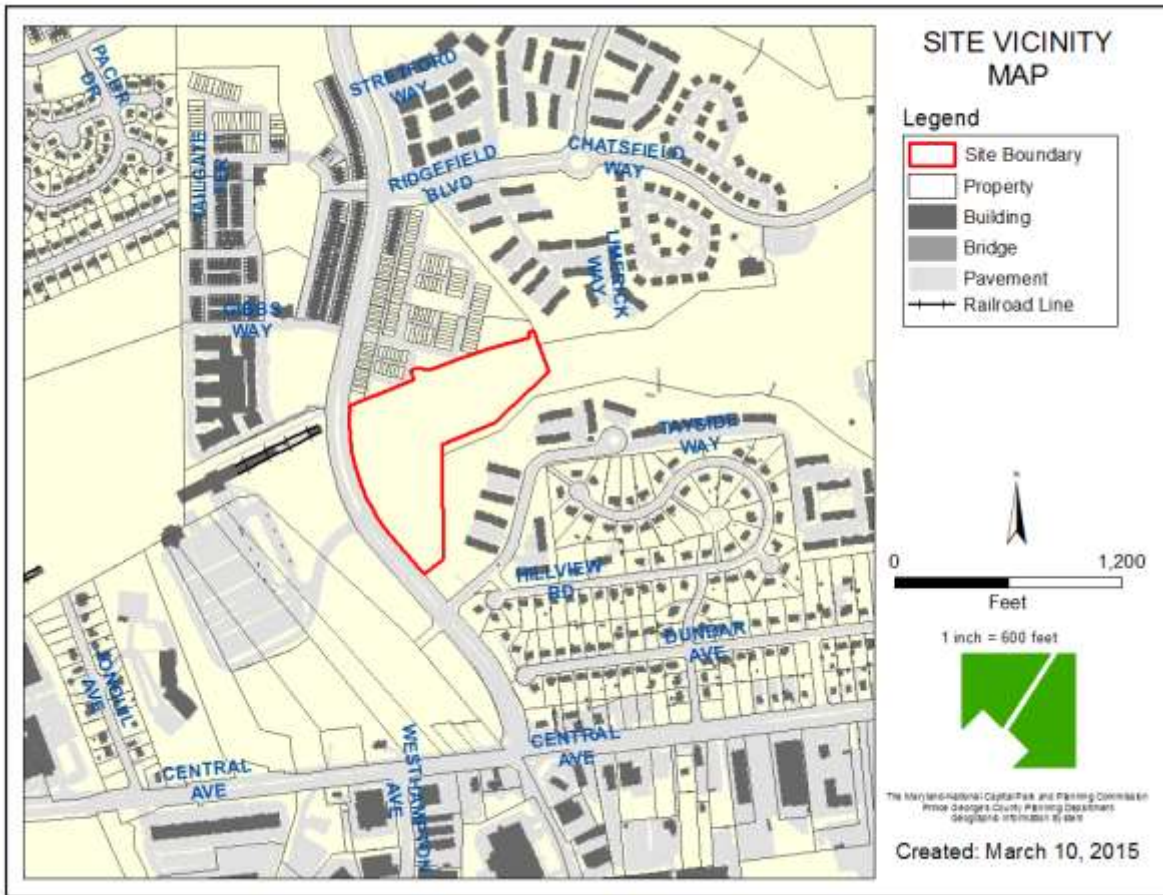
Note: Staff reports can be accessed at <http://mncppc.igmp2.com/Citizens/Default.aspx>.

Preliminary Plan 4-14001 Extension Request

Application	General Data	
Project Name: Summerfield Morgan Station, Phase 3 Location: Located along the east side of Garrett A. Morgan Boulevard, approximately 1,200 linear feet north of its intersection with Central Avenue (MD 214); across from the Garrett Morgan Metro Station. Applicant/Address: Summerfield Partners, LLC 4724 Chestnut Street Bethesda MD 20814 Property Owner: Summerfield Investors, LLLP 4813 Saint Elmo Avenue, Ste. 100 Bethesda MD 20814	Planning Board Hearing Date:	06/22/17
	Memorandum Date:	06/14/17
	Plan Acreage:	11.34
	Zone:	L-A-C/D-D-O
	Lots:	52
	Parcels:	7
	Planning Area:	72
	Council District:	05
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	201NE07

Purpose of Application
EXTENSION REQUEST: This preliminary plan of subdivision (PPS) was approved by the Planning Board on July 9, 2015. The resolution was adopted on July 30, 2015 (PGCPB Resolution No. 15-71), and the PPS is valid through July 30, 2017. Heather Dlhopsky of Linowes and Blocher, LLP, by letter dated April 14, 2017, 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 July 30, 2018. Staff Recommendation: 1-year extension

Staff Recommendation		Staff Reviewer: John Ferrante Phone Number: 301-952-3665 E-mail: John.Ferrante@ppd.mncppc.org	
APPROVAL ONE-YEAR EXTENSION	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			



June 14, 2017

MEMORANDUM

TO: The Prince George's County Planning Board

FROM: John Ferrante, 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 4-14001
Summerfield at Morgan Station, Phase 3
Extension Request**

This preliminary plan of subdivision (PPS) was approved by the Planning Board on July 9, 2015 and the resolution of approval was adopted on July 30, 2015, (PGCPB Resolution No. 15-71). The PPS is valid through July 30, 2017. By letter dated April 14, 2017, Heather Dlhopsky of Linowes and Blocher, LLP, requests a one-year extension until July 30, 2018. This is the applicant's first extension request. The PPS was approved for 52 lots and 7 parcels.

Section 24-119(d) 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 April 14, 2017, (Dlhopolsky 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.

Staff recommends approval of a one-year extension, and if approved the PPS will be valid through July 30, 2018.