



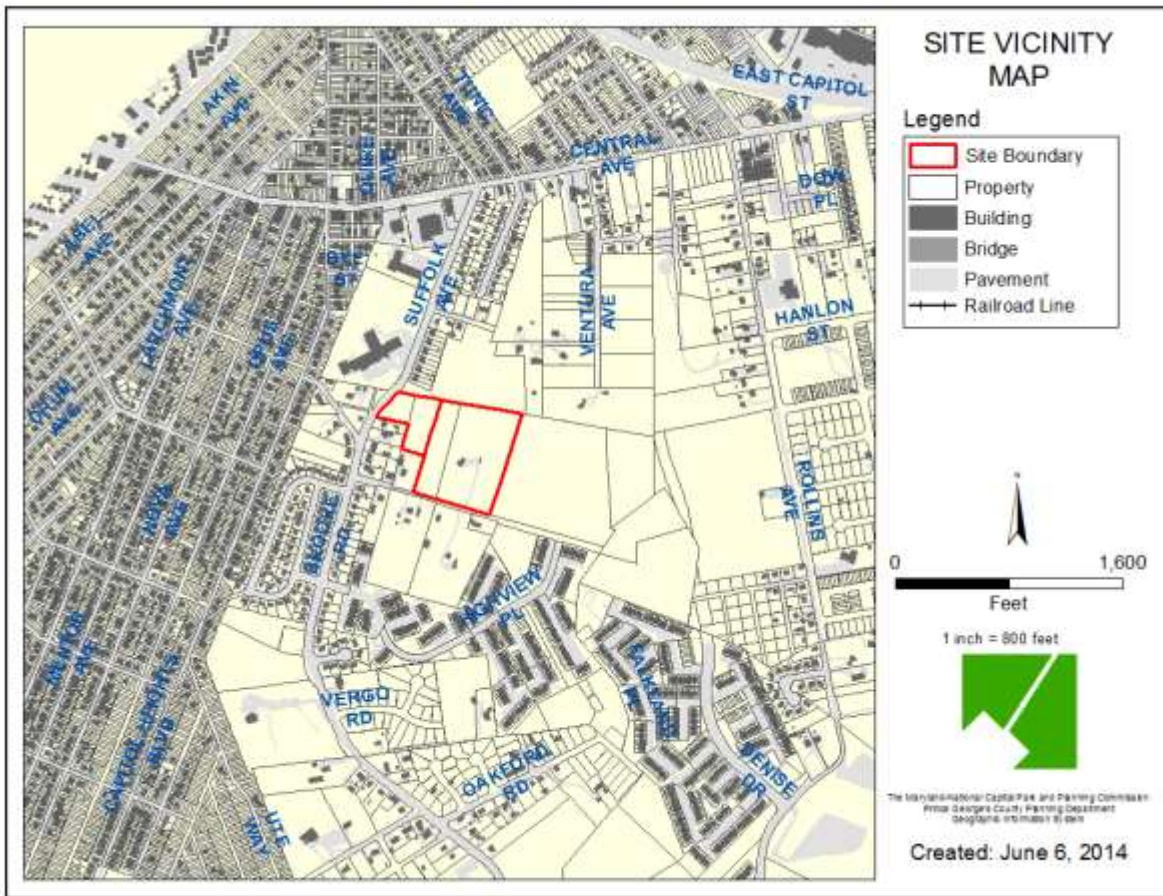
*Note: Staff reports can be accessed at <http://mncppc.igmp2.com/Citizens/Default.aspx>.*

## Preliminary Plan 4-14005 Extension Request

Application	General Data	
<b>Project Name:</b> Valley View  <b>Location:</b> Located on the east side of Suffolk Road and the north side of Highmount Lane.  <b>Applicant/Address:</b> Valley View LLC 12616 Bridgeton Drive Potomac, MD 20854  <b>Property Owner:</b> Valley View LLC 12616 Bridgeton Drive Potomac, MD 20854	Planning Board Hearing Date:	03/30/17
	Memorandum Date:	03/20/17
	Plan Acreage:	11.73
	Zone:	R-T
	Lots:	78
	Parcels:	6
	Planning Area:	75A
	Council District:	07
	Election District	18
	Municipality:	N/A
	200-Scale Base Map:	201SE05

Purpose of Application
<b>EXTENSION REQUEST:</b> This preliminary plan of subdivision (PPS) was approved by the Planning Board on April 2, 2015. The resolution was adopted on April 30, 2015 (PGCPB Resolution No. 15-28), and the PPS is valid through April 30, 2017. Robert J. Alter of Alter Associates, LLC by letter dated January 24, 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 April 30, 2018.  <b>Staff Recommendation: 1-year extension</b>

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



March 21, 2017

**MEMORANDUM**

TO: The Prince George's County Planning Board

FROM: John Ferrante, Senior Planner, Subdivision Section, Development Review Division

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

SUBJECT: Preliminary Plan of Subdivision 4-14005, Valley View  
Extension Request

This preliminary plan of subdivision (PPS) was approved by the Planning Board on April 2, 2015 and the resolution of approval was adopted on April 30, 2015 (PGCPB Resolution No. 15-28). The PPS is valid through April 30, 2017. By letter received January 25, 2017, Robert J. Alter of Alter Associates, LLC., requests a one-year extension until April 30, 2018. This is the applicant's first extension request. The PPS was approved for 78 lots and 6 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 January 25, 2017, (Alter 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 April 30, 2018.