



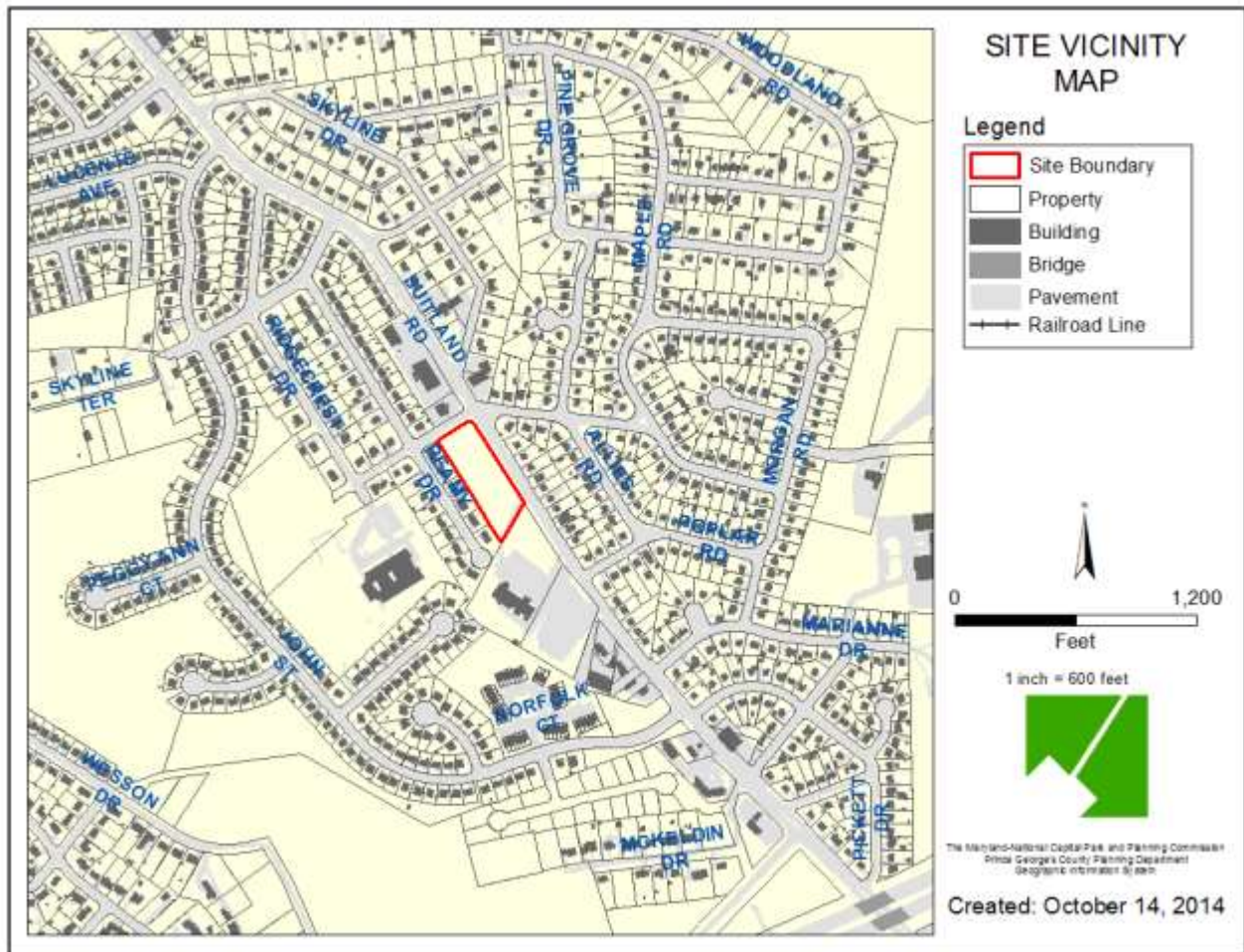
*Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.*

## Preliminary Plan 4-14008 Extension Request

Application	General Data	
<b>Project Name:</b> Skyline Subdivision  <b>Location:</b> Southwest quadrant of the intersection of Randolph Road and Suitland Road.  <b>Applicant/Address:</b> Danner Development 7077 Mink Hollow Road Highland, MD 20777  <b>Property Owner:</b> Same as Applicant	Planning Board Hearing Date:	05/31/18
	Memorandum Date:	05/18/18
	Plan Acreage:	2.48
	Zone:	R-80/D-D-O
	Lots:	7
	Parcels:	1
	Planning Area:	76A
	Council District:	09
	Election District	06
	Municipality:	Morningside
	200-Scale Base Map:	206SE06

Purpose of Application
<p><b>EXTENSION REQUEST:</b> This preliminary plan of subdivision (PPS) was approved by the Planning Board on October 8, 2015. The resolution was adopted on October 29, 2015 (PGCPB Resolution No. 15-111), and the PPS is valid through December 31, 2018. Norman D. Rivera, Esq., of the Law Offices of Norman D. Rivera, LLC, by letter dated March 27, 2018, 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, 2019.</p> <p><b>Staff Recommendation: One-year extension</b></p>

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Amber Turnquest <b>Phone Number:</b> 301-952-3554 <b>E-mail:</b> <a href="mailto:Amber.Turnquest@ppd.mncppc.org">Amber.Turnquest@ppd.mncppc.org</a>	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
<b>ONE-YEAR EXTENSION</b>			



May 18, 2018

**MEMORANDUM**

TO: The Prince George's County Planning Board

FROM: Amber Turnquest, Senior Planner, Subdivision and Zoning Section  
Development Review Division

VIA: Sherri Conner, Acting Supervisor, Subdivision and Zoning Section  
Development Review Division

SUBJECT: **Preliminary Plan of Subdivision 4-14008  
Skyline Subdivision  
Extension Request**

This preliminary plan of subdivision (PPS) was approved by the Planning Board on October 8, 2015, and the resolution of approval was adopted on October 29, 2015 (PGCPB Resolution No. 15-111). The PPS was approved for seven lots and is valid through December 31, 2018. By letter dated March 27, 2018, Norman Rivera of the Law Offices of Norman D. Rivera, LLC, requests a one-year extension until December 31, 2019. This is the applicant's first extension request.

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);**
- (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;**

Pursuant to the request dated March 27, 2018 (Rivera to Conner), 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 of the Prince George's County Code, 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 December 31, 2019.