



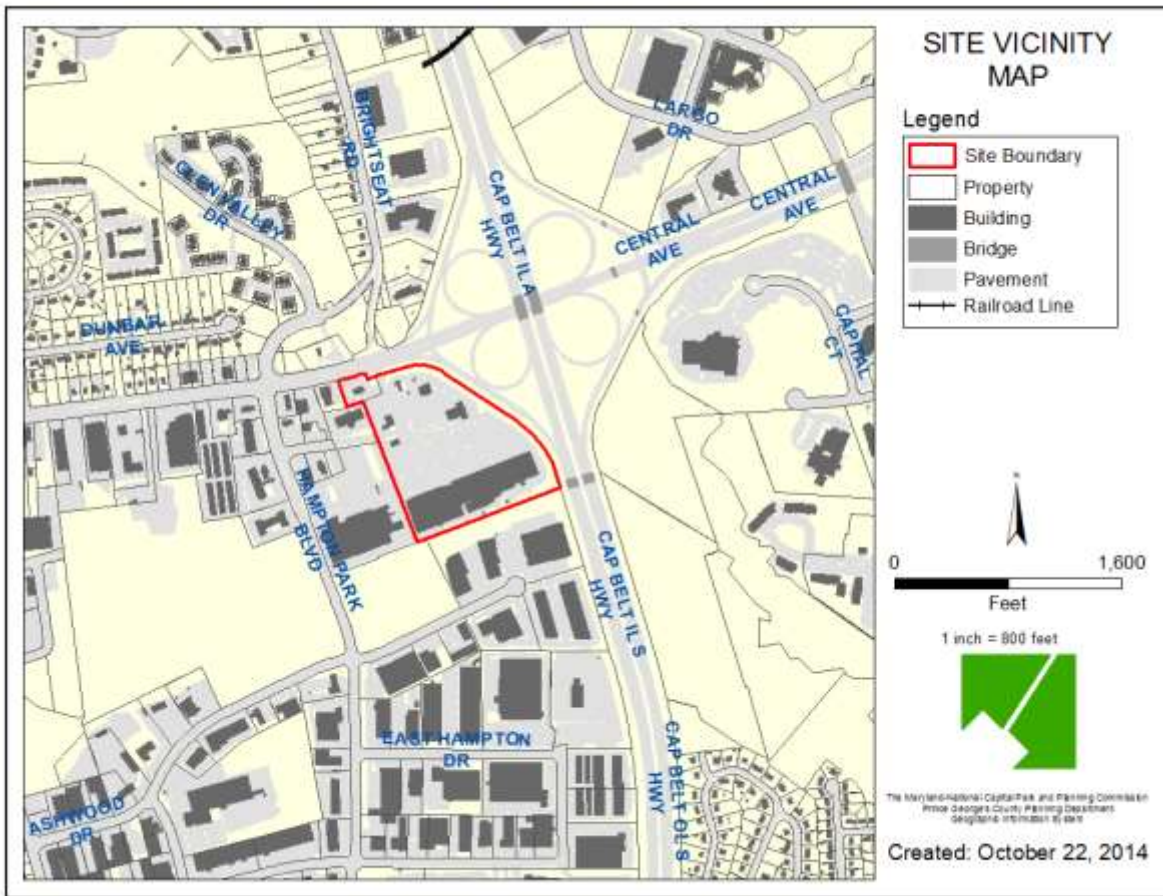
*Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.*

## Preliminary Plan 4-14020 Extension Request

Application	General Data	
<b>Project Name:</b> Hampton Park  <b>Location:</b> Southeast quadrant of Highway 95 and Central Avenue (MD 214)  <b>Applicant/Address:</b> Velocity Capital, LLC 9171 Central Avenue, Ste. 345 Capitol Heights, MD 20745  <b>Property Owner:</b> Same as Applicant	Planning Board Hearing Date:	09/14/17
	Memorandum Date:	08/11/17
	Plan Acreage:	24.55
	Zone:	M-X-T
	Parcels:	10
	Planning Area:	75A
	Council District:	06
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	201SE08

Purpose of Application
<b>EXTENSION REQUEST:</b> This preliminary plan of subdivision (PPS) was approved by the Planning Board on July 30, 2015. The resolution was adopted on September 10, 2015 (PGCPB Resolution No. 15-86), and the PPS is valid through September 10, 2017. Thomas H. Haller of the Law Offices of Gibbs and Haller, by letter dated July 25, 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 September 10, 2018.
<b>Staff Recommendation: 1-year extension</b>

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



August 11, 2017

**MEMORANDUM**

TO: The Prince George's County Planning Board

FROM: Amber Turnquest, 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 4-14020, Hampton Park Subdivision  
Extension Request**

This preliminary plan of subdivision (PPS) was approved by the Planning Board on July 30, 2015 and the resolution of approval was adopted on September 10, 2015, (PGCPB Resolution No. 15-86). The PPS is valid through September 10, 2017. By letter dated July 25, 2017, Thomas Haller of Gibbs and Haller, requests a one-year extension until September 10, 2018. This is the applicant's first extension request. The PPS was approved for 10 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 July 25, 2017, (Haller to Pompa), 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 September 10, 2018.