



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

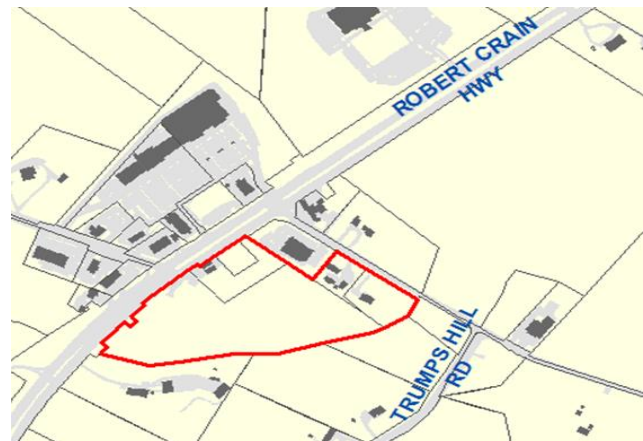
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Preliminary Plan of Subdivision Crain Commons

4-18016

REQUEST	STAFF RECOMMENDATION
Extension of preliminary plan of subdivision validity period.	APPROVAL of one-year extension

Location: On the east side of northbound US 301 (Robert Crain Highway), approximately 160 feet south of its intersection with Croom Road.	
Gross Acreage:	15.36
Zone:	C-S-C/R-R
Gross Floor Area:	9,965 sq. ft.
Dwelling Units:	50
Lots:	50
Parcels:	12
Planning Area:	82A
Council District:	09
Election District:	15
Municipality:	N/A
200-Scale Base Map:	210SE11
Applicant Address: Petroleum Marketing Group, Inc. 2359 Research Court Woodbridge, VA 22192	
Staff Reviewer: Antoine Heath Phone Number: 301-952-3554 Email: Antoine.Heath@ppd.mncppc.org	



Planning Board Date:	03/03/2022
Planning Board Action Limit:	N/A
Mandatory Action Timeframe:	N/A
Memorandum Date:	02/18/2022
Date Filed:	02/04/2022
Informational Mailing:	N/A
Acceptance Mailing:	N/A
Sign Posting Deadline:	N/A

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

February 18, 2022

MEMORANDUM

TO: The Prince George's County Planning Board

FROM: Antoine Heath, Senior Planner, Subdivision Section *AH*
Development Review Division

VIA: Sherri Conner, Supervisor, Subdivision Section *SC*
Development Review Division

SUBJECT: **Preliminary Plan of Subdivision 4-18016**
Crain Commons
Extension Request

This Preliminary Plan of Subdivision (PPS), 4-18016, was approved by the Prince George's County Planning Board on January 30, 2020, and the resolution of approval was adopted on February 20, 2020 (PGCPB Resolution No. 2020-14). The PPS was approved for 50 lots and 12 parcels and is valid through February 20, 2022. By letter dated February 4, 2022, the applicant's attorney, Christopher L. Hatcher of CL Hatcher LLC, requested a one-year extension until February 20, 2023. This is the applicant's first extension request.

Section 24-119(d)(5) and (6) of the Prince George's County Subdivision Regulations authorizes the Planning Board to grant an extension to the normal expiration of a PPS. Specifically, for the subject PPS, Section 24-119(d)(5)(A)(i) through (v) provides the required findings for the Planning Board to grant an extension of the plan's validity period because the PPS consists of less than 100 residentially zoned lots. The criteria that must be considered are shown in **BOLD** text and staff's analysis is provided in plain text.

Section 24-119(d)(5):

- (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;

This extension request was filed on February 4, 2022, prior to the expiration of the plan on February 20, 2022. Therefore, this criterion is met.

(ii) The preliminary plan remains in conformance with all the requirements of Subtitle 27 applicable to the subject property;

The property has remained in the Commercial Shopping Center and Rural Residential Zones since it was approved in 2020 and remains in conformance with the lot standards applicable under Subtitle 27 of the Prince George's County Zoning Ordinance. Therefore, this criterion is met. It is noted that the PPS must be certified, and a detailed site plan approved; these approvals will ensure conformance with the conditions of the PPS approval.

(iii) Two (2) years is not sufficient time to prepare the final plat(s);

Staff finds that Condition 1(a) of the PPS resolution (PGCPB Resolution No. 2020-14) requires the applicant to reduce the 75 lots originally proposed to no more than 50 lots, in accordance with Staff Exhibit B, prior to signature approval of the PPS. This has required the applicant to reengineer the site. This required change affects grading, the stormwater management (SWM) concept plan, and the tree conservation plan. The applicant's SWM concept plan, which was approved prior to approval of the PPS, had to be redone, and reapproved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). The applicant provides that the negative impact caused by the COVID-19 pandemic has caused delays as well. Therefore, staff finds that this criterion has been met.

(iv) The applicant is not unduly delaying the filing of the final plat(s);

Staff finds that the applicant has not delayed the filing of the final plats and that factors outside of their control have led to their inability to proceed with preparation of the final plats. As described above, the reduction in lots required a redesign of the site, which includes revisions to grading, SWM concept plans, and the tree conservation plan. The applicant's SWM concept plan, which was approved prior to approval of the PPS, had to be redone, and reapproved by DPIE. The COVID 19 pandemic also began shortly after the applicant's PPS was approved, negatively impacting the real estate market. As a result, staff finds that the applicant is not unduly delaying the filing of the final plat, and that the above criteria has been met.

- (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;**

This is the first extension requested by the applicant, which is not more than one year. Therefore, this criterion is met.

Pursuant to the findings presented above, staff recommends that the Planning Board APPROVE a one-year extension. If a one-year extension is approved, the PPS will be valid through February 20, 2023.