



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.igmp2.com/Citizens/Default.aspx>


## Preliminary Plan of Subdivision

4-20003

### Hope Village Center – Phase 1 (Royal Farms)

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

<b>Location:</b> In the southeast quadrant of the intersection of Woodyard Road and Marlboro Pike.			
Gross Acreage:	37.59		
Zone:	RMF-48/MIO		
Prior Zone:	M-X-T/M-I-O		
Reviewed per prior Subdivision Regulations:	Section 24-1704(a)		
Gross Floor Area:	4,650 sq. ft.		
Dwelling Units:	0		
Lots:	0		
Parcels:	2		
Outparcels:	1		
Planning Area:	82A		
Council District:	09		
Municipality:	None		
<b>Applicant/Address:</b> VMD - Upper Marlboro, LLC 30050 Chagrin Boulevard, Suite 360 Pepper Pike, OH 44124		Planning Board Date: 03/09/2023	
<b>Staff Reviewer:</b> Eddie Diaz-Campbell <b>Phone Number:</b> 301-952-3665 <b>Email:</b> Eddie.Diaz-Campbell@ppd.mncppc.org		Planning Board Action Limit: N/A	
		Mandatory Action Timeframe: N/A	
		Memorandum Date: 02/24/2023	
		Date Filed: 02/01/2023	
		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/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.

February 24, 2023

**MEMORANDUM**

TO: The Prince George's County Planning Board

FROM: Eddie Diaz-Campbell, Planner II, Subdivision Section *EDC*  
Development Review Division

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

SUBJECT: **Preliminary Plan of Subdivision 4-20003  
Hope Village Center – Phase 1 (Royal Farms)  
Extension Request**

This preliminary plan of subdivision (PPS) was approved by the Prince George's County Planning Board on January 21, 2021, and the resolution of approval was adopted on February 11, 2021 (PGCPB Resolution No. 2021-11). This PPS was approved for two parcels and one outparcel for development of 4,650 square feet of commercial development, and was valid through February 11, 2023. By letter dated February 1, 2023, Matthew C. Tedesco, representing VMD – Upper Marlboro, LLC, requests a one-year extension until February 11, 2024. This is the applicant's first extension request.

PPS 4-20003 was approved under the provisions of the prior Prince George's County Zoning Ordinance and prior Prince George's County Subdivision Regulations. Pursuant to Section 24-1704(a) of the Subdivision Regulations, the subdivision approval is valid for the period of time specified under the prior Subdivision Regulations. Extensions of time available under the prior Subdivision Regulations remain available. Therefore, the applicant's request for an extension to February 11, 2024 may be approved, if the relevant criteria in the prior Subdivision Regulations are met.

Section 24-119(d)(5)(A) of the prior Subdivision Regulations authorizes the Planning Board to grant an extension to the normal expiration of a PPS. The criteria that must be considered are shown in **BOLD** text and staff's analysis of conformance to each criterion is provided in plain text.

**Section 24-119(d):**

**(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 1, 2023, prior to expiration of the plan on February 11, 2023. 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 was located in the Mixed Use-Transportation Oriented (M-X-T) and Military Installation Overlay (M-I-O) Zones at the time of the PPS approval in 2021. Under the current Zoning Ordinance, the property is in the Residential Multifamily-48 Zone and the equivocal version of the Military Installation Overlay (MIO) Zone. At the time of PPS approval, the requirements of the prior Zoning Ordinance applied. Pursuant to Section 24-1703(d) of the current Subdivision Regulations, so long as the PPS remains valid, the project may proceed to the next steps in the approval process and continue to be reviewed and decided under the prior Zoning Ordinance. Therefore, the requirements of the prior Subtitle 27 continue to apply. The PPS remains in conformance with these prior requirements, and staff finds this criterion is met.

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

Since the approval of the PPS, the applicant has been working diligently to obtain the approvals which are necessary before a final plat can be filed. The applicant had the PPS certified in April 2021; obtained approval of a detailed site plan (DSP-20008) from the Prince George's County District Council in May 2021; had the property's water and sewer category changed to Category 3 in November 2021; obtained approval of a revised site development concept plan (21659-2019-01) from the Prince George's County Department of Permitting, Inspections and Enforcement in January 2022; submitted a draft final plat for review in July 2022; and, most recently, had the DSP certified on February 15, 2023. There have been no significant gaps in the applicant's pursuit of the necessary approvals. Therefore, staff finds that two years was not enough time for the applicant to prepare a final plat. If an extension is granted, staff anticipates that the applicant will file the final plat

within the remaining validity, given that there are no other approvals which must be obtained before filing.

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

Obtaining the necessary approvals for filing a final plat has taken longer than the applicant anticipated at the outset of the project. This is primarily a result of conditions imposed on the DSP, requiring the applicant to fully develop a private roadway on Parcel A and to show the improvement on the DSP prior to its certification. The DSP conditions required the applicant to spend additional time designing the roadway and obtaining a revised site development concept plan. The applicant also needed additional time to renegotiate their contracts, due to the extra expense incurred by the need to build the roadway. Given the time the applicant has spent working to meet the DSP requirements, staff finds that the applicant has not been unduly delaying filing of the final plat.

**(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;**

The PPS consists of less than 100 acres of land designated for nonresidential uses in the M-X-T Zone, so this criterion is applicable. This is the first extension requested by the applicant for this PPS, and it is not for 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 11, 2024.