




Preliminary Plan of Subdivision 4-20039

Towne Square at Suitland Federal Center, Phase 2C

REQUEST		STAFF RECOMMENDATION	
Extension of the preliminary plan of subdivision validity period.		APPROVAL of a one-year extension	
Location: Between Towne Square Boulevard and Towne Park Road, approximately 90 feet east of Evansgreen Drive.			
Gross Acreage:	0.40		
Zone:	LMUTC		
Prior Zone:	M-U-TC/D-D-O		
Reviewed per prior Subdivision Regulations:	Section 24-1704(a)		
Gross Floor Area:	N/A		
Dwelling Units:	9		
Lots:	9		
Parcels:	1		
Planning Area:	75A		
Council District:	07		
Municipality:	N/A		
Applicant/Address: Redevelopment Authority of Prince George's County 9201 Basil Court, Suite 504 Largo, Maryland 20774		Planning Board Date:	03/27/2025
Staff Reviewer: Mahsa Vatandoost Phone Number: 301-952-4487 Email: Mahsa.Vatandoost@ppd.mncppc.org		Planning Board Action Limit:	N/A
		Mandatory Action Timeframe:	N/A
		Memorandum Date:	03/13/2025
		Date Filed:	01/02/2025
		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.



March 13, 2025

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Mridula Gupta, Acting Planning Supervisor, Subdivision Section *MG*
Development Review Division

FROM: Mahsa Vatandoost, Planner III, Subdivision Section *MV*
Development Review Division

SUBJECT: **Preliminary Plan of Subdivision 4-20039
Towne Square at Suitland Federal Center, Phase 2C
Extension Request**

This preliminary plan of subdivision (PPS) was approved by the Prince George's County Planning Board on December 1, 2022, and the resolution of approval was adopted on January 5, 2023 (PGCPB Resolution No. 2022-123). PPS 4-20039 approved nine lots and one parcel for development of nine single-family attached dwelling units and is valid until January 5, 2025. By letter dated January 2, 2025, revised on March 3, 2025, Arthur J. Horne, Jr. of Shipley and Horne, P.A., on behalf of the Redevelopment Authority of Prince George's County, requested a one-year extension until January 5, 2026. This is the applicant's first extension request.

PPS 4-20039 was approved in accordance with the Prince George's County Zoning Ordinance and Prince George's County Subdivision Regulations which were in existence prior to April 1, 2022 (hereby referred to as prior Zoning Ordinance and prior Subdivision Regulations). In accordance with Section 24-1704(a) of the Subdivision Regulations, subdivision approvals of any type remain valid for the period of time specified in the Subdivision Regulations under which the subdivision was approved. In addition, extensions of time which were available under those Subdivision Regulations shall remain available.

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 January 2, 2025, prior to expiration of the PPS on January 5, 2025. 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 is within the Legacy Mixed-Use Town Center (LMUTC) Zone and was previously in the Mixed-Use Town Center (M-U-TC) and Development District Overlay (D-D-O) Zones. At the time of the PPS approval, the requirements of the prior Zoning Ordinance (prior Subtitle 27) applied.

Pursuant to Section 24-1704(b) of the Subdivision Regulations, so long as a 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 prior Subtitle 27 continue to apply. The PPS remains in conformance with these prior requirements, and staff find that this criterion is met.

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

The subject PPS covers 0.40 acre of a larger 21.17-acre mixed use development, which is planned to be completed in several phases. The project has been in the development stage since 2006, with the approval of the 2006 *Suitland Mixed-Use Town Center Development Plan*, and has been under construction since 2018. The development included in PPS 4-20039 represents Phase 2C of the project. The overall Towne Square at Suitland Federal Center project includes a range of residential, office, hotel, retail, and entertainment uses. Special permits (SP) were approved for implementation of the overall project, including SP-150004, SP-150004-01, and SP-230001. Development has been evaluated under several PPS applications, including 4-15005, 4-21003, and the subject 4-20039.

Before final plats can be prepared, the applicant needs to obtain approval of a special permit, as required in the prior M-U-TC Zone by the prior Zoning Ordinance. SP-230001 was approved by the Planning Board on July 11, 2024 (PGCPB Resolution No. 2024-060). The special permit was submitted and approved within two years of the PPS validity expiration date. However, circumstances beyond the applicant's control have delayed the certification of the special

permit site plan. Condition 2 of the special permit resolution requires the revision of the site layout on Stormwater Management (SWM) Concept Plan 21525-2015-04, which was approved on January 1, 2024 and is valid until January 1, 2027. The revision of the SWM concept plan has been delayed due to the unique nature of the development of the entire subject site with multiple stakeholders (including Prince George's County agencies such as the Redevelopment Authority), which requires additional time and communication to file necessary materials.

The applicant states that they have been diligently working with the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), to obtain approval for the revised SWM concept plan. The applicant submitted information regarding difficulties in payment of review fees, given the multiple financial stakeholders for the project. The applicant also cites a lawsuit filed against the development's homeowners association regarding inadequate SWM facilities in the overall Suitland Towne Center development. This lawsuit delayed the filing of the revised SWM concept plan by the applicant. The applicant also submitted evidence that the issue of fee payment has been finally resolved, and DPIE has indicated that the SWM concept plan is ready for approval.

The applicant submitted a Final Plat (5-23041) for review in February 2023, in accordance with the approved PPS. However, the final plat for the project cannot be approved until SP-230001 is certified and all the relevant conditions of the PPS approval are met. Two years have not been enough time for the applicant to obtain approval of the final plat. For these reasons, staff find that this criterion is met.

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

The applicant is not unduly or purposefully delaying the filing of the final plats. The applicant submitted the final plat for review; however, it cannot be filed in final form or approved until SP-230001, is certified. Over the past two years following the approval of SP-230001 on January 5, 2023, the applicant has been consistently progressing with the development of the subject site. The applicant anticipates that the requested one-year extension period from January 5, 2025, to January 5, 2026, would be sufficient time to comply with relevant conditions of SP-230001, obtain certification of the special permit site plan, and allow for the approval of the final plat. Given that the development proposed for the subject property is part of a much larger project, which is complex and includes multiple stakeholders, staff find that this criterion is 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;**

The PPS consists of nine lots and one parcel on 0.40 acre of prior M-U-TC-zoned land, for development of nine single-family attached dwelling units. Therefore, this criterion is applicable. Given the request is for a one-year extension, and as this is the first extension requested by the applicant, this criterion is met.

Pursuant to the findings presented above, staff recommend that the Planning Board approve a one-year extension. If a one-year extension is approved, the PPS will be valid through January 5, 2026.