

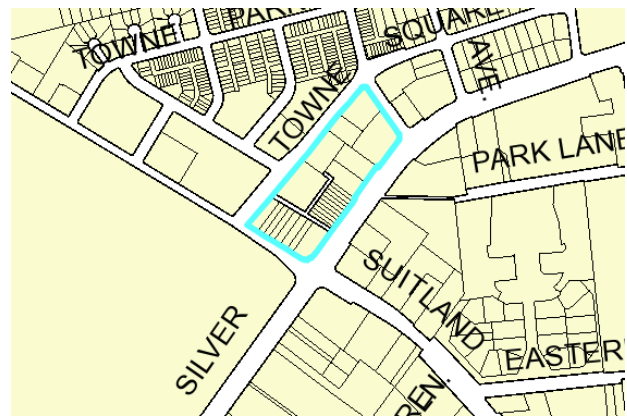


Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Preliminary Plan of Subdivision 4-21003 Towne Square at Suitland Federal Center-Phase 4

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

Location: North of the intersection of MD 458 (Silver Hill Road) and MD 218 (Suitland Road).	
Gross Acreage:	6.43
Zone:	LMUTC
Prior Zone:	M-U-TC/ D-D-O
Reviewed per prior Subdivision Regulations:	Section 24-1704(a)
Gross Floor Area:	204,840 sq. ft.
Dwelling Units:	270
Lots:	0
Parcels:	6
Planning Area:	75A
Council District:	07
Municipality:	N/A
Applicant/Address: Redevelopment Authority of Prince George's County 9200 Basil Court, Suite 504 Largo, Maryland 20774	
Staff Reviewer: Jason Bartlett Phone Number: 301-780-2465 Email: jason.bartlett@ppd.mncppc.org	



Planning Board Date:	10/23/2025
Planning Board Action Limit:	N/A
Mandatory Action Timeframe:	N/A
Memorandum Date:	10/08/2025
Date Filed:	09/05/2025
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.



October 8, 2025

MEMORANDUM

TO: The Prince George's County Planning Board

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

FROM: Jason Bartlett, Planner II, Subdivision Section *JB*
Development Review Division

SUBJECT: **Preliminary Plan of Subdivision 4-21003
Town Square at Suitland Federal Center, Phase 4
Two-Year Extension Request**

This preliminary plan of subdivision (PPS) was approved by the Prince George's County Planning Board on July 28, 2022, and the Resolution of approval was adopted on September 8, 2022 (PGCPB Resolution No. 2022-89). PPS 4-21003 approved six parcels for development of 270 multifamily dwelling units and 204,840 square feet of commercial development, and is valid until September 8, 2025. The extended validity period is due to a prior one-year extension having been granted by the Planning Board, based upon the applicant's request on August 7, 2024. By letter dated September 5, 2025, Arthur J. Horne, Jr. of Shipley & Horne, P.A., on behalf of the Redevelopment Authority of Prince George's County, requested a second extension, of two years, until September 8, 2027.

PPS 4-21003 was approved in accordance with the Prince George's County Zoning Ordinance and Subdivision Regulations which were in existence prior to April 1, 2022 (hereby referred to as the prior Zoning Ordinance and prior Subdivision Regulations). In accordance with Section 24-1704(a) of the Prince George's County 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 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 September 5, 2025, prior to expiration of the PPS on September 8, 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);

Before final plats can be prepared, the applicant needs to gain approval of a special permit (SP), as required in the prior M-U-TC Zone by the prior Zoning Ordinance. The applicant filed SP-210001 in June 2022, anticipating the approval of the PPS in September of the same year. Immediately after approval of the PPS, the applicant also submitted draft final plats of subdivision for staff review. Due to circumstances outside the applicant's control, delays prevented the applicant from obtaining SP and subsequent final plat approval within the original validity period of the PPS. The applicant requested a one-year extension, which was granted by the Planning Board on October 10, 2024. However, continued circumstances outside the applicant's control have further delayed the approval of the SP and subsequent final plat. The applicant, in their request, describes the unique nature of the project, as it is being developed with multiple stakeholders including county agencies (including the Redevelopment Authority and Revenue Authority), which requires complex coordination between the stakeholders and additional time and communication to file necessary application materials. The nature of the applicant's coordination challenges and the delays it has caused are detailed in the applicant's SOJ on pages 4 and 7, as

well as in the letter from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) dated September 3, 2025, on page 1. Furthermore, and over the past year, the processing of major departure (MJD-2024-003), which was filed by the applicant on June 11, 2024, as a companion to SP-210001, as well as complications caused by having multiple stakeholder involvement, has caused additional delays in obtaining the necessary development approvals not anticipated by the applicant.

The subject PPS covers 6.4 acres of a larger 27.9-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 Suitland Mixed-Use Town Center Development Plan, and has been under construction since 2018. The development included with PPS 4-21003 is Phase 4 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 were approved for implementation of the overall project, including SP-150004, SP-150004-01, and SP-230001. Development has been evaluated under several preliminary plans of subdivision, including 4-15005, 4-20039, and the subject 4-21003.

Since the final plat for the project cannot be approved until SP-210001 is approved, due to conditions requiring evaluation of certain design elements with the site plan and filing of coinciding documents with the final plat, and given the unforeseen circumstances the applicant has encountered, as detailed above and provided in the applicant's letter and associated exhibits, three years has not been enough time for the applicant to obtain SP and final plat approvals. 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. Over the past three years, which includes the one-year extension period previously granted by the Panning Board, the applicant has been installing infrastructure including site utilities, curb and gutter, stormdrains, and sidewalks along the public streets onto which the subject property fronts. This construction is being done pursuant to prior development approvals, while the SP is reviewed and approved. The applicant, in their request, documented the permits obtained or currently pending for the subject property from DPIE, including fine grading permits and street construction permits. A multifamily residential building, which was located on the property, has also been razed, to allow for the proposed development. Furthermore, the applicant has been consistently progressing on construction of the project in other phases of its development. The applicant obtained approval for a PPS and SP for Phase 2 of the project in 2024. In addition, the applicant provided

examples of their continued pursuit of development through a request for proposal for a hotel on the commercial portion of the property. As such, and based on the above, 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 six parcels on 6.43 acres of prior M-U-TC zoned land, for development of 270 multifamily dwelling units and 204,840 square feet of commercial development, so this criterion is applicable. Furthermore, a one-year extension was approved by the Planning Board on October 10, 2024. As such, this criterion is met.

- (vi) The validity of a preliminary plan consisting of more than one hundred (100) residentially-zoned lots or more 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 two (2) years from the normal expiration of the approved preliminary plan**

The PPS consists of six parcels on 6.43 acres of prior M-U-TC zoned land, for development of 270 multifamily dwelling units and 204,840 square feet of commercial development. As such, this criterion is not applicable.

- (vii) A final extension of up to two (2) years from the expiration of a previously approved extension(s) may be granted upon the applicant's submission to the Planning Board of a letter from a permitting agency (including, but not limited to the Washington Suburban Sanitary Commission, U.S. Army Corps of Engineers, Maryland Department of Water Resources Administration, Prince George's County Department of Permitting, Inspections, and Enforcement) indicating:**

- (aa) The date of application for the required permit;**

The applicant submitted a letter from DPIE, the permitting agency (referred to in the extension request as Exhibit 3), which identifies three fine grading permits applied for, with their application dates, which staff have verified are in review and currently on hold with the respective approving agencies. Therefore, this criterion has been met.

- (bb) That the issuance of the required permit is delayed due to circumstances beyond the control of the applicant; and**

All three permits detailed in the request are on hold, in part, pending the approval of the SP permit and final plats. The delay in proceeding with the SP and final plat approvals is beyond the control of the applicant, as outlined in DPIE's letter and above in this memorandum. Staff therefore find this criterion has been met.

- (cc) The approximate date of issuance of the required permit.**

The letter from DPIE projects release of the referenced permits to be September 2027, at the latest, which is within the two-year extension period of the PPS requested by the applicant. Therefore, staff find this criterion met.

Pursuant to the findings presented above, staff recommend the Planning Board approve a two-year extension. If a two-year extension is approved, the PPS will be valid through September 8, 2027.