



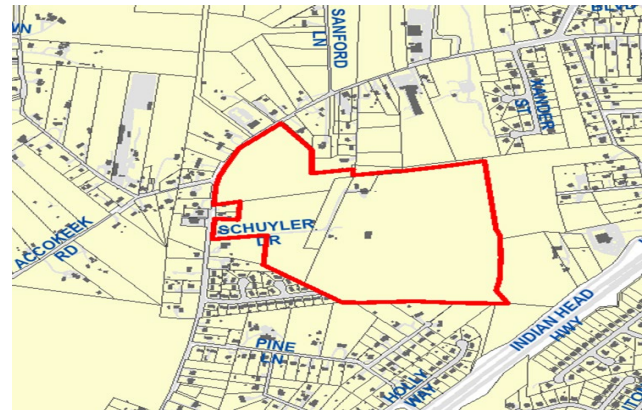
Preliminary Plan of Subdivision

Morton Farm

4-22067

REQUEST	STAFF RECOMMENDATION
<p>The applicant requests a continuance from the Planning Board hearing date of December 18, 2025, to March 5, 2026.</p> <p>140 lots and 5 parcels for residential development consisting of 140 single-family detached dwelling units.</p>	Approval of Continuance to March 5, 2026

Location: On the southeast side of Livingston Road, immediately east of its intersection with Accokeek Road West.	
Gross Acreage:	84.52
Zone:	RR
Prior Zone:	R-R
Reviewed per prior Subdivision Regulations:	Section 24-1704
Gross Floor Area:	N/A
Dwelling Units:	140
Lots:	140
Parcels:	5
Planning Area:	83
Council District:	09
Municipality:	N/A
Applicant/Address: Caruso Land Development, LLC 2120 Baldwin Avenue Crofton, MD 21114	
Staff Reviewer: Mahsa Vatandoost Phone Number: 301-952-4487 Email: Mahsa.Vatandoost@ppd.mncppc.org	



Planning Board Date:	12/18/2025
Planning Board Action Limit:	03/16/2026
Mandatory Action Timeframe:	140 days
Staff Report Date:	12/03/2025
Date Accepted:	10/13/2025
Informational Mailing:	12/11/2024
Acceptance Mailing:	10/03/2025
Sign Posting Deadline:	11/18/2025



December 3, 2025

MEMORANDUM

TO: The Prince George's County Planning Board

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

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

SUBJECT: **Preliminary Plan of Subdivision 4-22067**
Morton Farm
Planning Board Agenda December 18, 2025 – Request for Continuance

Staff recommend a continuance of Preliminary Plan of Subdivision (PPS) 4-22067, Morton Farm, which is currently scheduled for the Prince George's County Planning Board hearing date of December 18, 2025. By letter dated November 24, 2025 (Gibbs to Barnes), the applicant's representative submitted a waiver of the 70-day review period and requested a continuance of the Planning Board hearing date from December 18, 2025, to March 5, 2026. The continuance will allow additional time for the applicant to conduct community outreach and to take all reasonable steps to communicate with nearby residents and organizations in order to adequately provide information regarding the proposed development.

If a continuance is granted, additional posting will not be required. The public hearing notice signs for this application were posted on the subject site on November 18, 2025.

RECOMMENDATION

The Subdivision Section recommends that the Planning Board APPROVE a continuance and schedule this application for the Planning Board hearing date of March 5, 2026.