



*Note: Staff reports can be accessed at [www.mnccppc.org/pgco/planning/plan.htm](http://www.mnccppc.org/pgco/planning/plan.htm).*

## Preliminary Plan 4-99026 Extension Request

Application	General Data	
<b>Project Name:</b> Beech Tree  <b>Location:</b> Southwest quadrant of the intersection of Leeland Road and Robert Crain Highway (US 301).  <b>Applicant/Address:</b> Rifkin, Livingston, Levitan & Silver, LLC 6305 Ivy Lane, Suite 500 Greenbelt MD 20770  <b>Property Owner:</b> V.O.B. Limited Partnership 8133 Leesburg Pike, Suite 300 Vienna VA 22182	Planning Board Hearing Date:	07/30/15
	Memorandum Date:	07/10/15
	Date Accepted:	04/20/15
	Plan Acreage:	1209.91
	Zone:	R-S
	Lots:	458
	Parcels:	24
	Planning Area:	79
	Council District:	06
	Election District	03
	Municipality:	N/A
	200-Scale Base Map:	203SE13

Purpose of Application
<b>EXTENSION REQUEST:</b> This preliminary plan was approved by the Planning Board on September 9, 1999 and the approval (PGCPB Resolution No. 99-154) was adopted on October 14, 1999. The preliminary plan was valid through October 14, 2005. A one-year extension was approved by the Planning Board on October 27, 2005, and was valid through October 14, 2006. A two-year extension was approved by the Planning Board on September 14, 2006, and valid through October 14, 2008. Another two-year extension was approved by the Planning Board on July 24, 2008, and valid through October 14, 2015. Robert Antonetti, Jr. of Shipley & Horne P.A., by letter dated July 10, 2015, requests another one-year extension of this approval.
<b>Staff Recommendation: one-year extension</b>

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> William Mayah <b>Phone Number:</b> 301-952-3554 <b>E-mail:</b> William.Mayah@ppd.mnccppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
<b>ONE-YEAR EXTENSION</b>			

## SITE VICINITY MAP