



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-99026 Extension Request

Application	General Data	
Project Name: Beech Tree Location: Southwest quadrant of the intersection of Leeland Road and Robert S. Crain Highway (US 301). Applicant/Address: Rifkin, Livingston, Levitan & Silver, LLC 6305 Ivy Lane, Suite 500 Greenbelt, MD 20770 Property Owner: 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
	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
EXTENSION REQUEST: This preliminary plan of subdivision (PPS) was approved by the Planning Board on September 9, 1999. The resolution was adopted on October 14, 1999 (PGCPB Resolution No. 99-154), and the PPS is valid through December 31, 2015. Robert Antonetti, Jr. of Shipley & Horne P.A., by letter dated July 10, 2015, requests a one-year extension. This is the applicant's fourth extension request. Staff recommends approval of a one-year extension pursuant to Section 24-119(d)(6)(A) of the Subdivision Regulations. If approved, the PPS will be valid through December 31, 2016.
Staff Recommendation: 1-year extension

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

