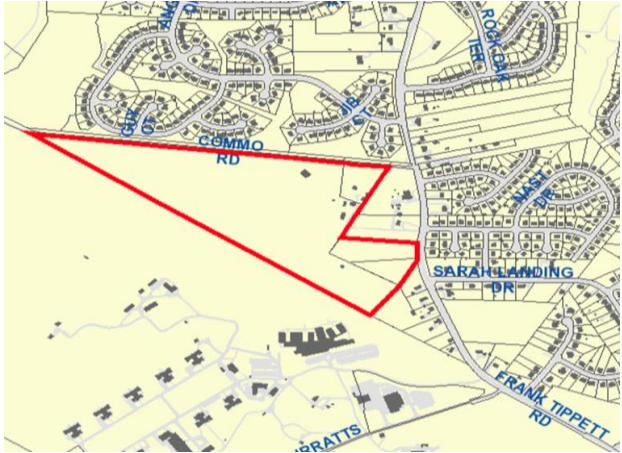




Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

## Preliminary Plan of Subdivision Smith Lake Estates

**PPS-2024-001**

REQUEST		STAFF RECOMMENDATION	
The applicant requests a continuance from the Planning Board hearing date of October 3, 2024 to October 10, 2024.		Approval of continuance to October 10, 2024	
143 lots and 17 parcels for development of 75 single-family detached dwellings and 68 single-family attached dwellings.			
<b>Location:</b> On the west side of Frank Tippet Road, approximately 3,000 feet northwest of the intersection of Frank Tippet Road and US 301 (Robert Crain Highway).			
Gross Acreage:	62.52		
Zone:	R-PD		
Gross Floor Area:	N/A		
Dwelling Units:	143		
Lots:	143		
Parcels:	17		
Planning Area:	82A		
Council District:	09		
Municipality:	N/A		
<b>Applicant/Address:</b> D.R. Horton, Inc. 137 Mitchells Chance Road, Suite 300 Edgewater, MD 21037		Planning Board Date:	10/03/2024
<b>Staff Reviewer:</b> Eddie Diaz-Campbell <b>Phone Number:</b> 301-952-3665 <b>Email:</b> Eddie.Diaz-Campbell@ppd.mncppc.org		Planning Board Action Limit:	12/16/2024
		Mandatory Action Timeframe:	140 days
		Memorandum Date:	09/17/2024
		Date Accepted:	06/28/2024
		Informational Mailing:	01/09/2024
		Acceptance Mailing:	06/27/2024
		Sign Posting Deadline:	09/03/2024

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/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.



September 17, 2024

## MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Sherri Conner, Acting Division Chief, Development Review Division *SC*

FROM: Eddie Diaz-Campbell, Planner III, Subdivision Section *EDC*  
Development Review Division

SUBJECT: **Preliminary Plan of Subdivision PPS-2024-001 Smith Lake Estates**  
Planning Board Agenda October 3, 2024—Request for Continuance

The applicant requests a continuance of Preliminary Plan of Subdivision PPS-2024-001, Smith Lake Estates, which is scheduled for the Prince George's County Planning Board hearing date of October 3, 2024. By letter dated September 9, 2024 (Tedesco to Diaz-Campbell), the applicant's representative submitted a waiver of the 70-day action period and a request for continuance of the original Planning Board hearing date of October 3, 2024. Additional time is needed to evaluate the adequacy of public facilities, which is required prior to approval of a PPS, and to ensure timely processing of the technical staff report. Staff agree with a continuance of the Planning Board hearing to October 10, 2024.

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 September 3, 2024.

## RECOMMENDATION

The Subdivision Section recommends that the Planning Board APPROVE a continuance and schedule this application for the Planning Board hearing date of October 10, 2024.