



Extension of Preliminary Plan No. 120170160: Priddy Property

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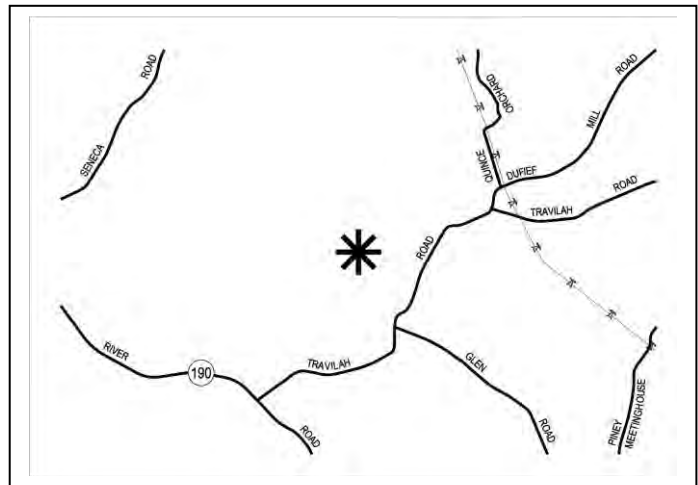
Staff Report Date: 2/21/18

Description

Extension of Preliminary Plan No. 120170160: Priddy Property

Request to extend the regulatory review period by three months to June 1, 2018; to subdivide the Subject Property into 8 lots for 8 detached single family houses, located at 13511 Query Mill Road; 26.925 acres, RE-2; 2002 Potomac Subregion Master Plan.

Applicant: Carolee M Priddy Et. Al. TR
Submittal Date: February 1, 2017
Review Basis: Chapter 22A, Chapter 50



Summary

Section 50.4.1.E of the Subdivision Regulations establishes the review procedures for a Preliminary Plan application and states that:

“the Board must schedule a public hearing to begin within 120 days after the date the Director accepts an application. The Director may postpone the public hearing by up to 30 days once without Board approval. The Director or applicant may request one or more extensions beyond the original 30 days with Board approval. The Board must notice the public hearing and indicate the new hearing date on the Board’s agenda. An application that was filled before February 13, 2017 is not subject to the subsection.”

The Priddy Property Preliminary Plan application was accepted on February 1, 2017, which established a Planning Board date no later than June 29, 2017. The Planning Board previously approved an extension to September 1, 2017 at the May 4, 2017 meeting, a second extension to December 1, 2017 during the July 24, 2017 meeting, and a third extension to March 1, 2018 at the November 16, 2017 meeting. The submitted extension is requesting an additional 90 days of review time to continue to work on the outstanding issues, which would bring the Preliminary Plan before the Planning Board no later than June 1, 2018. While Staff is hesitant to support continued extensions on applications of this nature, the Applicant has recently provided documentation of County agency approval and is expecting approval from the State of Maryland shortly. The need for approval from a State agency is unusual and time consuming. Because the Applicant has proven that the application continues to progress, Staff supports a fourth extension request to allow the applicant to finalize necessary revisions and approvals.

Staff recommends **approval** of this extension request.

Attachment A: Applicant’s extension request



Montgomery County Planning Department
 Maryland-National Capital Park and Planning Commission

Effective: December 5, 2014

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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Priddy Property **Plan No.** 120170160

This is a request for extension of: Project Plan Sketch Plan
 Preliminary Plan Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 3/1/18

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

Person requesting the extension:

Owner, Owner's Representative, Staff (check applicable.)


David W. McKee Benning & Associates, Inc.
 Name Affiliation/Organization
 8933 Shady Grove Court
 Street Address
 Gaithersburg MD 20877
 City State Zip Code
 (301) 948-0240 (301) 948-0241 dmckee@benninglandplan.com
 Telephone Number ext. Fax Number E-mail

We are requesting an extension for 3 months until June 1, 2018

Describe the nature of the extension request. Provide a separate sheet if necessary.

Additional time is needed to obtain the necessary input and approvals from the Maryland Department of the Environment for work which is proposed to occur within the 100-year floodplain on-site. Final plans which address floodplain and other environmental matters are currently submitted to MDE and we expect to receive MDE approval this month. Approvals yet to be obtained from DPS/Well & Septic and DPS/Water Resources are dependent upon the MDE approval. Since our last request for an extension, approval from DPS/Fire Code Enforcement has been issued. Significant progress has been made but the additional time is needed to allow us to receive the MDE approval and then resubmit final plans to MNCPPC and other agencies for final review.

Signature of Person Requesting the Extension



 Signature

2/9/18

 Date

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant extensions of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from _____ until _____.

Signature

Date

Planning Board Review for Extensions greater than 30 days

The Montgomery County Planning Board reviewed the extension request on _____ and approved an extension for more than 30 days of the Planning Board public hearing date from _____ until _____.