



Regulatory Review Extension Request for Avalon Residential: Preliminary Plan No. 120180110

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Staff Report Date: 5/11/2018

Description

Avalon Residential: Preliminary Plan No. 120180110

Requesting to extend the regulatory review period for up to an additional 2 months until 7/26/2018; an Application to create 50 lots for 34 detached and 16 attached houses (including 16% MPDUs); located on the east side of Frederick Road (MD 355), approximately 600 feet north of Shawnee Lane; 10.28 acres; TF-5 Zone; *Clarksburg Master Plan & Hyattstown Special Study Area*.

Applicant: 3 Sons Avalon, LLC

Application Acceptance Date: 1/17/2018

Review Basis: Chapters 50 and 59



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 filed before February 13, 2017 is not subject to the subsection.”

The Avalon Residential Preliminary Plan application was accepted on January 17, 2018, which established a Planning Board date no later than May 24, 2018. The Applicant is requesting an additional 2-month extension to work with Staff and outside agencies to obtain necessary input and required approvals (Attachment A). Granting the extension establishes a Planning Board date no later than July 26, 2018.

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

Attachment A: 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: Avalon Residential **Plan No.** 120180110

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: May 24, 2018

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.)

3 Sons Avalon, LLC c/o James A. Soltesz, Managing Member
 Name _____ Affiliation/Organization _____
2 Research Place, Suite 100
 Street Address _____
Rockville MD 20850
 City State Zip Code
(301) 948-2750 jsoltesz@solteszco.com
 Telephone Number ext. Fax Number E-mail

We are requesting an extension for 2 months until July 31, 2018

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

The Applicant requires additional time to work with M-NCPPC staff and outside agencies to obtain necessary input and required approvals prior to the Planning Board's consideration of the proposed Preliminary Plan.

Signature of Person Requesting the Extension

James A. Soltesz, Managing Member
 Signature _____ 3 Sons Avalon, LLC

5/8/18
 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 _____.