

Old Angler's Cove: Preliminary Plan No. 120170290

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Staff Report Date: 5/25/18

Description

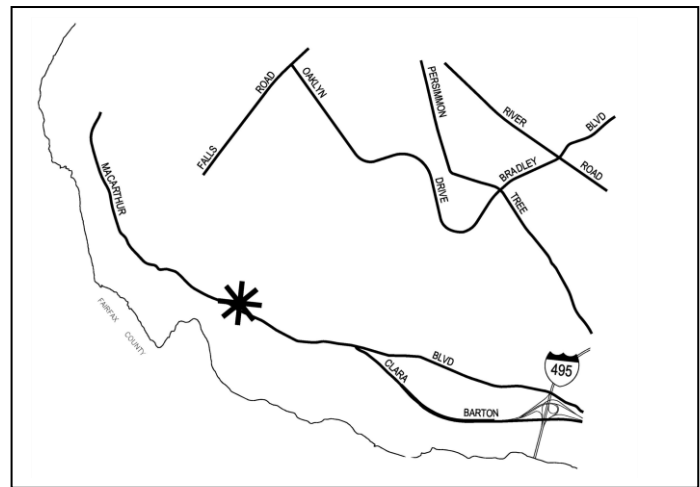
Old Angler's Cove: Preliminary Plan No 120170290:

Request to extend the regulatory review period by approximately 5 months to November 1, 2018; to subdivide the Subject Property initially proposed for four (4) lots for four (4) detached single-family houses, located on MacArthur Boulevard approximately 2,475 feet west of Brickyard Road; 1.865 acres, R-200; 2002 Potomac Subregion Master Plan.

Applicant: Benjamin Wisler

Submittal Date: September 21, 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 Old Angler's Cove Preliminary Plan application was accepted on September 21, 2018, which established a Planning Board date no later than February 8, 2018. The Planning Director previously approved an extension to March 8, 2018. On January 9th, 2018, the Planning Board approved an extension to June 8, 2018. Unfortunately, the resubmittal of these plans during this extension period was unacceptable for making legal findings necessary to approve a preliminary plan. While the Applicant's requests an extension to October 2, 2018, Staff is concerned that this amount of time is insufficient to bring this application to the Planning Board for consideration. The additional time will allow the Applicant to focus on the revisions necessary to make legal findings and for staff review and package the application for a public hearing. Therefore, Staff is recommending an extension to November 1, 2018.

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

<small>M-NCPPC Staff Use Only</small>			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Old Angler's Cove Plan No. 120170290

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: June 8th, 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.)

Russell E. Reese, LS		Maddox Engineers & Surveyors, Inc.	
<i>Name</i>		<i>Affiliation/Organization</i>	
3204 Tower Oaks Boulevard, Suite 200-A			
<i>Street Address</i>			
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(301) 762-9001	15	(301) 294-6418	rreese@maddoxinc.com
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 5 months until Tuesday - October 2nd, 2018

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

A major revision was necessitated at our DRC meeting; reducing from a 4-Lot plan to a 3-Lot plan. Designs are still being produced.

Signature of Person Requesting the Extension



Signature

05/18/2018

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 _____.