



Priddy Property: Preliminary Plan No. 120170160

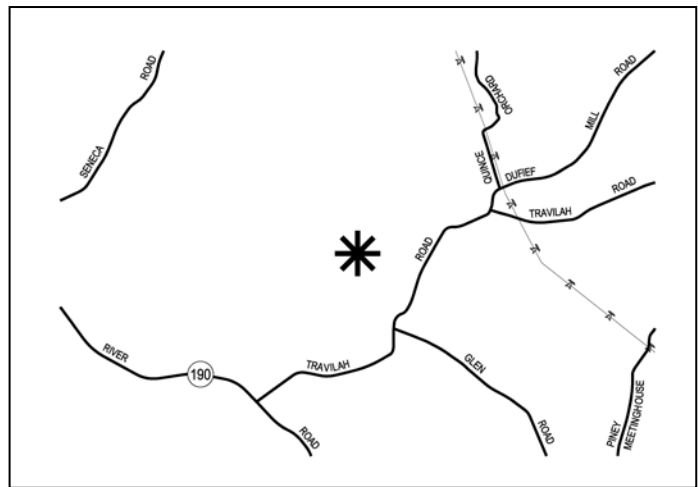
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Staff Report Date: 07/10/17

Description

Priddy Property: Preliminary Plan No 120170160:
Request to extend the regulatory review period by three months to December 1, 2017; 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. 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 December 1, 2017. The extension has been necessary to address significant Staff comments from DRC, receive input from State of Maryland agencies related to environmental issues, and receive a recommendation from the Rustic Road Advisory.

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 PropertyPlan No. 120170160

This is a request for extension of:

 Project Plan Sketch Plan Preliminary Plan Site PlanThe Plan is tentatively scheduled for a Planning Board public hearing on: 9/1/17

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.	
<i>Name</i>		<i>Affiliation/Organization</i>	
8933 Shady Grove Court			
<i>Street Address</i>			
Gaithersburg		MD	20877
<i>City</i>		<i>State</i>	
(301) 948-0240	(301) 948-0241	dmckee@benninglandplan.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 3 months until 12/1/17

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

Additional time is needed to respond to the comments provided at the Development Review Committee meeting held in February. We are currently exploring alternatives for the stream crossings proposed on the plan to meet the requirements of the Maryland Department of the Environment (dam safety) and the requirements of MNCPPC and other County agencies. Since the DRC meeting was held, the project was presented to the Rustic Roads Committee. By the end of August we expect to have all comments addressed including the necessary feedback needed from MDE to move forward.

Signature of Person Requesting the Extension



Signature

6-30-17

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 _____.