Priddy Property: Preliminary Plan No. 120170160

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

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
www.montgomeryplanning.org

REGULATORY PLAN EXTENSION REQUEST

☐ Request #1  ☑ Request #2

M-NCPFC Staff Use Only

File Number
Date Received

MCPB Hearing Date

Plan Name: Priddy Property

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: 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.
Name

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Gaithersburg
City MD

(301) 948-0240 (301) 948-0241
tel. fax.

dmckee@benninglandplan.com
E-mail

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  [Signature]
Date  6-30-17
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 ________________.