

Seneca Farms: Preliminary Plan No. 120170240 – Extension Request

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Staff Report Date: 10/30/17

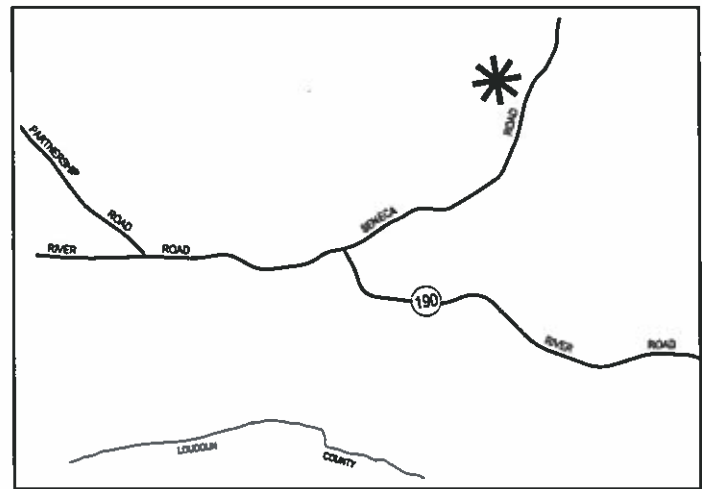
Description

Seneca Farms: Preliminary Plan No. 120170240
Request to extend the regulatory review period for Preliminary Plan No. 120170240: an Application to create 27 lots for 27 detached single-family dwellings; located on the west side of Seneca Road (MD 112), approximately 900 feet northeast of Springfield Road; 136.67 acres; RC Zone; Potomac Subregion Master Plan.

Applicant: Seneca Farms, LLC.

Submittal Date: June 9, 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 filed before February 13, 2017 is not subject to the subsection.”

The Seneca Farms Preliminary Plan application was accepted on June 9, 2017, which established a Planning Board date no later than October 7, 2017. The Director approved a 1 month extension to postpone the hearing until November 2, 2017. The Applicant is requesting an addition 3 month extension to respond to comments and revise the Preliminary Plan (Attachment A). Granting the extension establishes a Planning Board date no later than February 2, 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

MCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Seneca Farms Plan No. 120170240

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: 11/2/2017

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 2/1/2018

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

Based upon comments received at the Development Review Committee meeting held on 7/25/17 for this project, additional time is needed to adequately respond to comments and to revise the plans. We are in the process of obtaining approvals from County agencies for septic, stormwater, and roads. In addition, we are working on resolving the request by SHA to provide acceleration and deceleration lanes since right-of-way does not exist. We are also working with neighboring property owner regarding their use of and access to the proposed new road to serve the subdivision. We expect these matters to be resolved shortly so that the Preliminary Plan can move forward to the Planning Board without any additional delay.

Signature of Person Requesting the Extension

Signature

10-30-17
 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 _____.