



Priddy Property: Preliminary Plan No. 120170160

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Staff Report Date: 11/09/17

Description

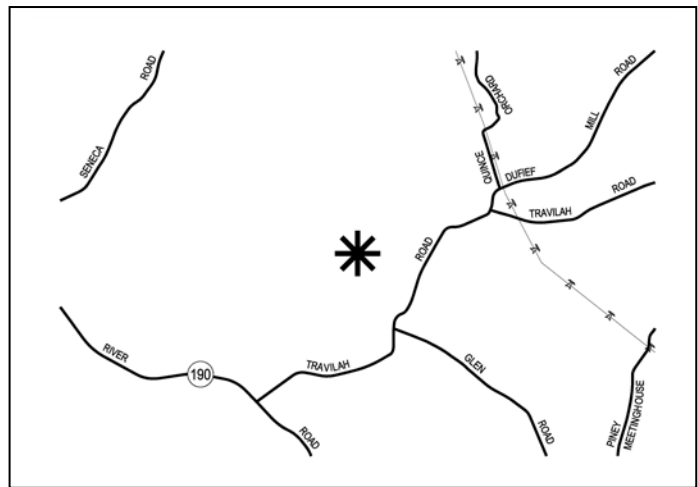
Priddy Property: Preliminary Plan No 120170160:

Request to extend the regulatory review period by three months to March 1, 2018; 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 and another extension to December 1, 2017 at the July 24, 2017. 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 March 1, 2018. 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 Committee.

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 Property Plan No. 120170160

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: 12/1/17

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	Maryland	20877
<i>City</i>	<i>State</i>	<i>Zip Code</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 3/1/18

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

Additional time is needed to address requirements and comments from agencies outside of M-NCPPC including the Maryland Department of the Environment (MDE). Plans and a request for permits for work in the 100-year floodplain area have been submitted to MDE and are under review. In addition, a 100-year floodplain study based upon new plans designs has been submitted to MCDPS for review and approval. A meeting with the Fire Code Enforcement officer recently resulted in the need for new coordination with MCDOT regarding access to the fire protection cistern to be installed for the project. Finally, approval of the stormwater management concept plan and septic design plan by MCDPS cannot be obtained until MDE approves the floodplain permit. We expect all of these matters to be resolved prior to March 2018.

Signature of Person Requesting the Extension



Signature

11/8/2017
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 _____.