



The Quarry: Project Plan Amendment Extension No. 92004004A

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Staff Report Date: 12/01/17

Description

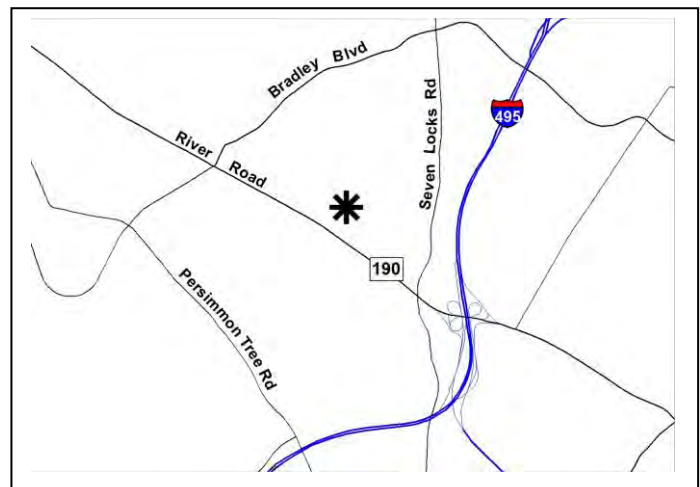
The Quarry:

Request for an additional one week extension to the regulatory clock for the Project Plan, to subdivivde one lot approved for 47 condominium units with 44 new lots for 44 townhouses, located on the northeast side of River Road, approximately 1,500 feet west of the intersection with Seven Locks Road; 13.31 acres, Reviewed under the RMX-1 zone; Potomac Subregion Master Plan.

Applicant: William Rickman C/O Pearl Street, LLC

Submittal Date: May 19, 2017

Review Basis: Chapter 59



Summary

Section 59-D-2.2 of the Montgomery County Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a project plan application, though the Board may extend this period. For this application, Staff is recommending extending the current Planning Board hearing date of December 14, 2017 by one week to December 21, 2017.

Planning Staff first initiated an extension request, dated September 1, 2017 to extend the regulatory clock for the Project Plan Amendment for up to three months. The extension was to provide the Applicant additional time to resolve multiple issues that were raised by the Development Review Committee including layout, circulation and zoning issues. The extension was to take the Project Plan Amendment to the Board no later than December 14, 2017. Subsequent necessary revisions to the plan have made the December 14th date not practical, however, Staff and the Applicant have worked to make December 21, 2017 a viable alternative. This extra week provides the necessary time to review the latest resubmission and to write the Staff Report, however it requires an additional extension request to the Project Plan Amendment by one week.

Staff recommends **approval** of this extension request.

Attachment A: Extension Request Form



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	<u>11/20/2017</u>		<u>12/14/2017</u>

Plan Name: The QuarryPlan No. 92004004A

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: 12/14/17

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)

Benjamin Berbert

M-NCPPC

Name

Affiliation/Organization

8787 Georgia Avenue

Street Address

Silver Spring

MD

20910

City

State

Zip Code

(301) 495-4644

Benjamin.Berbert@Montgomeryplanning.org

Telephone Number ext. Fax Number

E-mail

We are requesting an extension for 1 week ~~months~~ until 12/21/2017

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

The changes that were necessary to accommodate the DRC comments required some extensive inter-agency cooperation and required multiple revisions before being deemed acceptable. Due to the late resubmittal date and the necessary time to complete a Staff Report, Staff is asking for one additional week of review time, achieved by moving the Planning Board hearing for the Project Plan Amendment to December 21, 2017.

Signature of Person Requesting the Extension


 Signature

11/20/2017

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 _____.