



**Mount Prospect: Site Plan Extension No. 820170160**

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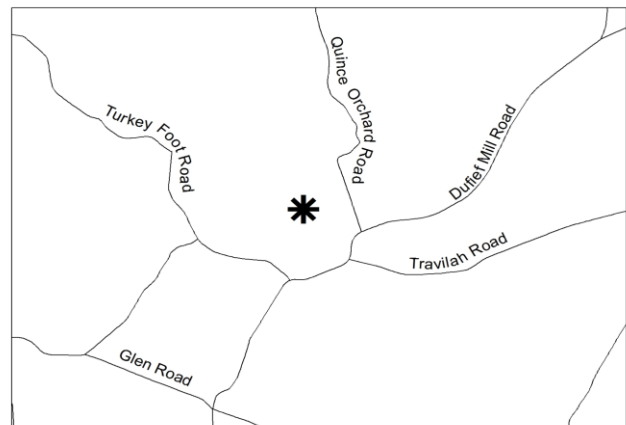
**Staff Report Date: 1/19/18**

**Description**

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Request for a five-week extension to the regulatory clock for the Site Plan review, to construct 186 new one-family dwelling units including 121 detached and 66 attached, 12.5% MPDUs, and up to 17 TDRs, located broadly in the northwest quadrant of the intersections of Quince Orchard Rd, Dufief Mill Rd, and Travilah Rd, 170.77 acres, PD-2 Zone; 2002 Potomac Subregion Master Plan.

**Applicant:** Toll Brothers  
**Submittal Date:** September 14, 2017  
**Review Basis:** Chapter 59



**Summary**

Section 59.7.3.4.C of the Montgomery County Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 120 days after the filing of a Site Plan application, though the Board may extend this period. For this application, the 120-day deadline is January 25, 2018.

Planning Staff initiated an extension request, dated January 16, 2018 to extend the regulatory clock for the Site Plan application by five weeks. The extension is to provide the Applicant additional time to resolve multiple issues that were raised by the Development Review Committee including right-of-way dedication and cross-sections, stormwater management, and dedication of the 10-acre local park. The requested extension will have the Site Plan before the Planning Board no later than March 1, 2018. The Site Plan will be heard concurrently with an associated Preliminary Plan for the 170-acre property.

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

Attachment A: Extension Request Form



**Montgomery County Planning Department**  
Maryland-National Capital Park and Planning Commission

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**REGULATORY PLAN EXTENSION REQUEST**

Request #1       Request #2

M-NCPPC Staff Use Only			
File Number Date Received	_____	MCPB Hearing Date	_____

**Plan Name:** \_\_\_\_\_ **Plan No.** \_\_\_\_\_

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: \_\_\_\_\_

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.)

\_\_\_\_\_  
*Name* *Affiliation/Organization*

\_\_\_\_\_  
*Street Address*

\_\_\_\_\_  
*City* *State* *Zip Code*

\_\_\_\_\_  
*Telephone Number*    *ext.*    *Fax Number*    *E-mail*

We are requesting an extension for \_\_\_\_\_ weeks until \_\_\_\_\_

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

**Signature of Person Requesting the Extension**

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*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 \_\_\_\_\_.