MCPB Consent Item No.: Date: 5/24/18

Regulatory Review Extension Request for Avalon Residential: Preliminary Plan No. 120180110

SP

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EAW

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Staff Report Date: 5/11/2018

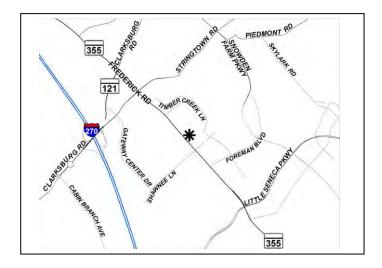
Description

Avalon Residential: Preliminary Plan No. 120180110 Requesting to extend the regulatory review period for up to an additional 2 months until 7/26/2018; an Application to create 50 lots for 34 detached and 16 attached houses (including 16% MPDUs); located on the east side of Frederick Road (MD 355), approximately 600 feet north of Shawnee Lane; 10.28 acres; TF-5 Zone; Clarksburg Master Plan & Hyattstown Special Study Area.

Applicant: 3 Sons Avalon, LLC

Application Acceptance Date: 1/17/2018

Review Basis: Chapters 50 and 59



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 Avalon Residential Preliminary Plan application was accepted on January 17, 2018, which established a Planning Board date no later than May 24, 2018. The Applicant is requesting an additional 2-month extension to work with Staff and outside agencies to obtain necessary input and required approvals (Attachment A). Granting the extension establishes a Planning Board date no later than July 26, 2018.

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

Attachment A: Extension request



Signature

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

Page 1 of 2

Effective: December 5, 2014

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REGULATORY PLAN E	XTENSION REQUEST	
	☑ Request #1	Request #2
	M-NCPPC Staff Use Only	
File Number Date Received	MCPB Hearing Date	
Plan Name: Avalon Residential	Pla	ın No. <u>120180110</u>
This is a request for extension of:		etch Plan Plan
The Plan is tentatively scheduled for	a Planning Board public hearing on: May 24,	2018
Person requesting the extension: Owner, Owner's Representative,	Staff (check applicable.)	Planning Board approval. Extensions
3 Sons Avalon, LLC c/o James A. Soltes	sz, Managing Member	
Name 2 Research Place, Suite 100	Affiliation/Organization	
Street Address Rockville	MD	-
City	State	20850 Zip Code
(301) 948-2750 Telephone Number ext. Fax Number	jsoltesz@solteszco.com E-mail	
We are requesting an extension for 2	months until July 31, 2018 request. Provide a separate sheet if necessa	urv.
The Applicant requires additio	nal time to work with M-NCPPC staff a approvals prior to the Planning Board'	and outside agencies to obtain
Signature of Person Requesting the	e Extension	

James A. Soltesz, Managing Member 3 Sons Avalon, LLC

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	ng 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