



Old Angler's Cove: Preliminary Plan No. 120170290 – 4th Regulatory Extension

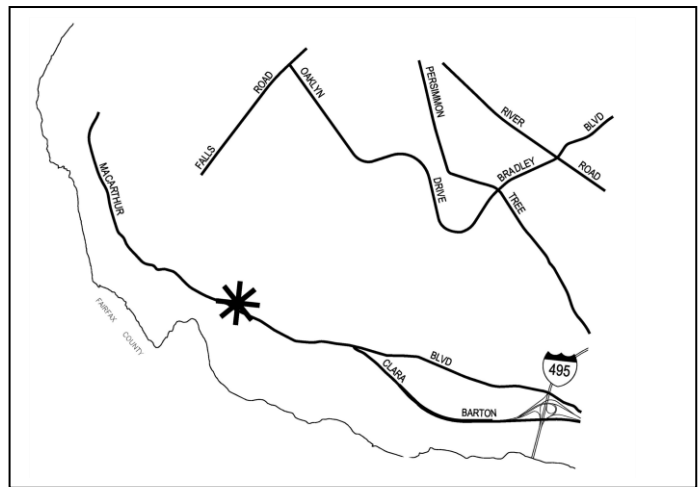
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RAW Richard Weaver, Chief, Area 3, Richard.Weaver@Montgomeryplanning.org 301-495-4544

Staff Report Date: 9/13/18

Description

Old Angler's Cove: Preliminary Plan No 120170290:
Request to extend the regulatory review period by approximately 3 months to February 7, 2019; to subdivide the Subject Property initially proposed for four (4) lots for four (4) detached single-family houses, located on MacArthur Boulevard approximately 2,475 feet west of Brickyard Road; 1.865 acres, R-200; 2002 Potomac Subregion Master Plan.

Applicant: Benjamin Wisler
Submittal Date: September 21, 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 Old Angler's Cove Preliminary Plan application was accepted on September 21, 2018, which established a Planning Board date no later than February 8, 2018. The Planning Director previously approved an extension to March 8, 2018. On January 9th, 2018, the Planning Board approved an extension to June 8, 2018. At their June 7, 2018 meeting, the Planning Board approved a third extension to November 1, 2018. The Applicant has submitted a fourth extension request to January 2, 2019. Staff is concerned that this amount of time is insufficient to bring this application to the Planning Board for consideration based other applications already scheduled for Planning Board dates and on the quality of previous submissions making legal findings impossible to make. Therefore, Staff is recommending an extension to February 7, 2019.

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: _____ Plan No. _____

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: _____

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 _____ months until _____

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

[Large empty box for describing the extension request]

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 _____.