



Priddy Property: Preliminary Plan No. 120170160, Regulatory Review Extension Request No. 5

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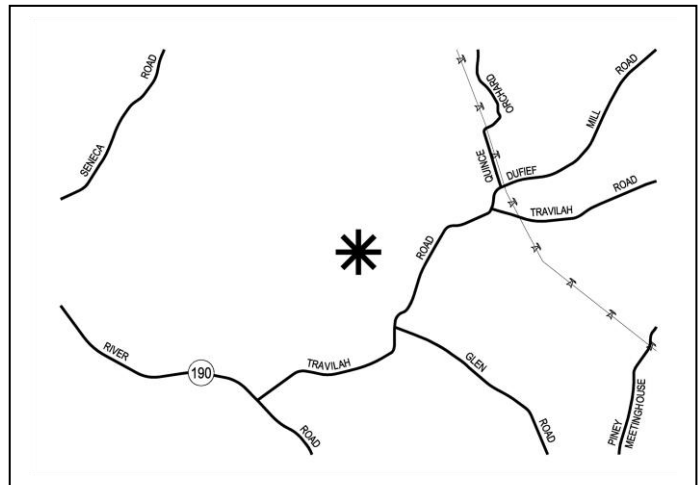
Staff Report Date: 9/21/18

Description

Priddy Property: Preliminary Plan No. 120170160, Regulatory Review Extension Request No. 5

Request to extend the regulatory review period by 5 months to February 7, 2019; 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, a second extension to December 1, 2017 during the July 24, 2017 meeting, and a third extension to March 1, 2018 at the November 16, 2017 meeting. At the March 1st, 2018 Planning Board meeting, the Planning Board granted more time than requested by the Applicant. The Applicant requested extending to June 1, 2018 while the Planning Board decided to grant an extension to October 2, 2018. The Applicant has submitted a fifth extension request to December 1, 2018. This fifth, and final, extension will allow the Applicant to submit a final set of revisions that respond to a recent request by the Rustic Road Advisory Board to relocate the proposed Fire Department turnaround and fire protection cistern to a location not visible from Query Mill Road. This request required final revisions to the Preliminary Plan and Stormwater Management Concept Plan. Because of the nature of these revisions, Staff requests an extension until February 7, 2019, with the understanding that the Application will be brought before the Planning Board as soon as it is ready. Staff recommends **approval** of this extension request.



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

Effective: July 31, 2018

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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

Table with 4 columns: File Number, Date Received, MCPB Hearing Date, and an empty column. Header: M-NCPPC Staff Use Only

Plan Name: Priddy Property Plan No. 120170160

This is a request for extension of:
[] Project Plan [] Sketch Plan
[x] Preliminary Plan [] Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 10/1/18

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, [x] Owner's Representative, [x] Staff (check applicable.)

David W. McKee Benning & Associates, Inc.
Name Affiliation/Organization
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Street Address
Gaithersburg MD 20877
City State Zip Code
(301) 948-0240 (301) 948-0241 dmckee@benninglandplan.com
Telephone Number ext. Fax Number E-mail

We are requesting an extension for 2 months until 12/1/18

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

At this time, all revisions to plans are complete and all comments provided by MNCPPC staff and other agencies have been addressed to the satisfaction of each agency. Recommendations for approval are in-hand from MDE, DPS Well & Septic, MCDOT, DPS Fire Code Enforcement, and the RRAC. Approval from DPW Water Resources is forthcoming. A recent last minute request by representatives of the RRAC to relocate the proposed Fire Department turnaround and fire protection cistern to a location not visible from Query Mill Road required final revisions to the Preliminary Plan and Stormwater Management Concept Plan. Due to this last minute change which resulted in minor delays to resubmitting final plans to MNCPPC Staff, we understand Staff still needs time to prepare the Staff Report and to schedule the Planning Board hearing. Therefore, we are requesting a short extension so this can occur.

Signature of Person Requesting the Extension

Handwritten signature
Signature

9-10-18
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 _____.