Primrose Layhill, Preliminary Plan No. 120180250, Regulatory Extension Request #1

Description
Request to extend the regulatory review period for Preliminary Plan No. 120180250 for three months, from February 28, 2019 to May 23, 2019.

Location: 14041 Layhill Road, southeast corner of the intersection of Layhill Road and Queensguard Road.
Zone: R-200.
Property Size: 4.22 acres.
Application Accepted: October 26, 2018.
Applicant: Layhill Property, LLC.
Review Basis: Chapter 50, Subdivision Regulations.

Summary
Section 50-4.1.E of the Subdivision Regulations generally states that Preliminary Plan applications must be scheduled for a public hearing within 120-days after the date an application is accepted.

The Application was accepted on October 26, 2018, with a tentative Planning Board date of February 28, 2019. On February 12, 2019, the Applicant requested a three-month extension, which exceeds the 30-day extension that can be granted by the Planning Director; therefore, it requires Planning Board approval.

The Applicant is requesting a three-month regulatory extension for the Preliminary Plan review period from February 28, 2019 to May 23, 2019 because unexpected comments were received from the Maryland State Highway Administration (SHA) on February 7, 2019 that required additional work by the Applicant that could not be completed and reviewed prior to the original Planning Board date.

Staff supports the Applicant’s request to extend the review period with a tentative Planning Board date of May 23, 2019.

Attachment 1: Applicant’s extension request (dated February 12, 2019).
# ATTACHMENT 1

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

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
[www.montgomeryplanning.org](http://www.montgomeryplanning.org)

**Effective:** December 5, 2014

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## REGULATORY PLAN EXTENSION REQUEST

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<th>M-NCPPC Staff Use Only</th>
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<td>File Number</td>
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<td>MCPB Hearing Date</td>
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**Plan Name:** Primrose School/Layhill Road  
**Plan No.:** 120180250

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

The Plan is tentatively scheduled for a Planning Board public hearing on: **28 February 2019**

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  
- [ ] Staff (check applicable.)

<table>
<thead>
<tr>
<th>Name</th>
<th>Affiliation/Organization</th>
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<tbody>
<tr>
<td>Jody S. Kline</td>
<td>Miller, Miller &amp; Canby</td>
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<tr>
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<tr>
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<td>Rockville</td>
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<tr>
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<tbody>
<tr>
<td>(301) 762-5212</td>
<td></td>
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</tr>
<tr>
<td><a href="mailto:jskline@mmcanby.com">jskline@mmcanby.com</a></td>
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**Telephone Number**  
**ext.**  
**Fax Number**  
**E-mail**

We are requesting an extension for **3** months until **23 May 2019**

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

This subject preliminary plan was scheduled for Planning Board review after successful completion of the conditional use process. On February 7, 2019, the Applicant and M-NCPPC received late review comments from the State Highway Administration containing unexpected comments necessitating additional work by the Applicant, work that could not be completed, reviewed and added to Staff’s report in time to retain the scheduled 28 February hearing date. This request for an extension asks for more than enough time to respond to SHA’s request.

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**Signature of Person Requesting the Extension**

Jody Kline  
**Signature**  
**Date:** 12 February 2019
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 _________________.

______________________________
Signature