



Avalon Residential: Site Plan No. 820190070, Regulatory Review Extension Request No. 2

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Staff Report Date: 3/21/19

Description

**Avalon Residential: Site Plan No. 820190070,
Regulatory Review Extension Request No. 2**

Request to extend the regulatory review period by 3 months to July 13, 2019; to construct 16 attached single family and 34 detached single family dwelling units, including 16% MPDUs (8 units); located at 22821 Frederick Road, approximately 600 feet north of the intersection of Frederick Road (MD 355) and Shawnee Lane; identified as parcels P765, P770, and P801 on Tax Map EW41; 10.28 acres; TF-5 zone; 1994 *Clarksburg Master Plan & Hyattstown Special Study Area*.



Summary

Section 59.7.3.4.C of the Montgomery County Zoning Ordinance provides that the Planning Board shall hold a public hearing for Site Plans no later than 120 days after the date the application(s) are accepted. However, the Director may postpone the public hearing by up to 30 days once without Board approval and the Director or applicant may request one or more extensions beyond the original 30 days with Board approval.

The Avalon Residential Site Plan application was accepted on November 13, 2018, which established a Planning Board date no later than March 13th, 2019. The Applicant received a 30-day Director level extension to April 13th, 2019. The Applicant has addressed significant DRC comments and has just resubmitted plans and documents to meet and address these comments. The delay in the resubmittal requires an extension of the regulatory review period in order to adequately complete the review and prepare staff recommendations. The Applicant requests a 3-month extension to no later than July 13, 2019, with the understanding that the application will be scheduled to the Planning Board at the earliest available time.

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: AVALON RESIDENTIAL

Plan No. 820190070

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: April 13, 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, ☒ Owner's Representative, ☐ Staff (check applicable.)

Jane Przygocki		Soltesz, Inc.	
Name		Affiliation/Organization	
2 Research Place, Suite 100			
Street Address			
Rockville	MD	20850	
City	State	Zip Code	
(301) 948-2750	jprzygocki@solteszco.com		
Telephone Number	ext.	Fax Number	E-mail

We are requesting an extension for 3 months until July 13, 2019


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

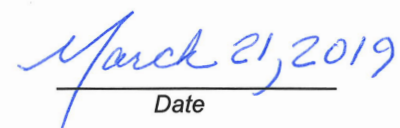
Requesting a Planning Board extension to the regulatory review period of the application. The applicant has addressed significant comments from DRC and subsequent Staff comments, and has resubmitted plans and documents to meet and address their concerns.

The application was tentatively scheduled for Planning Board hearing on March 14, 2019. A director-level extension was granted to extend the Planning Board Date 30 days to April 13, 2019.

The applicant requests additional time to allow for review by staff. An extension of the regulatory period to July 13, 2019 is requested to allow for staff review and scheduling of a Planning Board date at the earliest available time.

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 _____.