



**Creekside at Cabin Branch: Preliminary Plan No. 120200050, Regulatory Review Extension Request No. 1**

Angelica Gonzalez, Planner Coordinator, Area 3, [Angelica.Gonzalez@Montgomeryplanning.org](mailto:Angelica.Gonzalez@Montgomeryplanning.org), (301) 495-4583

Jonathan Casey, Senior Planner, Area 3 [Jonathan.Casey@montgomeryplanning.org](mailto:Jonathan.Casey@montgomeryplanning.org), (301) 495-2162

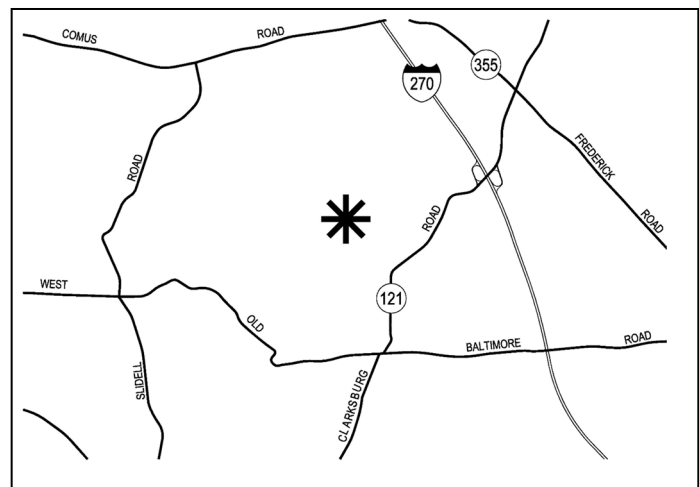
Sandra Pereira, Supervisor, Area 3, [Sandra.Pereira@montgomeryplanning.org](mailto:Sandra.Pereira@montgomeryplanning.org), (301) 495-2186

Richard Weaver, Chief, Area 3, [Richard.Weaver@montgomeryplanning.org](mailto:Richard.Weaver@montgomeryplanning.org), (301) 495-4544

**Staff Report Date: 2/14/20**

**Description**

**Creekside at Cabin Branch: Preliminary Plan No. 120200050:** Request to extend the regulatory review period for an additional five months until July 30, 2020; Application for additional residential development consisting of 206 single-family attached units and 121 single-family detached units, including 21 MPDUs (12.5%) for a total of 327 additional units; 402.7 acres; RNC Zone; located on the southwest quadrant of the intersection of MD Route 121 (Clarksburg Road) and W Old Baltimore Road; 2014 Clarksburg Ten Mile Creek Area Limited Amendment.



**Applicant:** Pulte Homes

**Acceptance Date:** October 31, 2020

**Review Basis:** Chapter 50 & Chapter 59

**Summary**

Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C of the Montgomery County Zoning Ordinance provides that the Planning Board shall hold a public hearing for Preliminary and 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 Creekside at Cabin Branch Preliminary Plan application was accepted on October 31, 2019, which established a Planning Board date no later than February 27, 2020. The Applicant is requesting an additional five-month extension to allow for a concurrent review with the associated site plan that will be submitted by early March (Attachment A). Granting the extension establishes a Planning Board date no later than July 30, 2020.

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

Attachment A: Extension request



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

Effective: February 6, 2019

8787 Georgia Avenue  
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550  
 Fax 301.495.1306

## REGULATORY REVIEW EXTENSION REQUEST

 Request #1

 Request #2

M-NCPPC Staff Use Only

File Number Date Received	_____	MCPB Hearing Date	_____
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**Plan Name:** Creekside at Ten Mile Creek **Plan No.** 120200050

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: 02/27/2020

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.)

Robert . R. Harris	Lerch Early & Brewer
<i>Name</i>	<i>Affiliation/Organization</i>
7600 Wisconsin Avenue, Suite 700	
<i>Street Address</i>	
Bethesda	MD
<i>City</i>	<i>State</i>
(301) 841-3826	20814
<i>Telephone Number</i>	<i>Zip Code</i>
(301) 347-1779	
<i>Fax Number</i>	
rrharris@lercheearly.com	
<i>E-mail</i>	

We are requesting an extension for \_\_\_\_\_ months until 07/30/2020

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

Based on the earlier review of a Concept Plan for the project, and DRC comments, Applicant has determined that it will be more efficient to process the Preliminary Plan jointly with the Site Plan. Applicant anticipates submitting the Site Plan by early March 2020.

**Signature of Person Requesting the Extension**

  
 \_\_\_\_\_  
*Signature*

2/6/20  
 \_\_\_\_\_  
*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 \_\_\_\_\_.