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

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
Plan Name: Creekside at Ten Mile Creek

This is a request for extension of: 
- [ ] Project Plan
- [x] Preliminary Plan
- [ ] Sketch 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:
- [x] Owner’s Representative
- [ ] Staff (check applicable)

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

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: ____________________________
Date: 2/6/20
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 _________________.