



Rosewood Manor Estates, Preliminary Plan Amendment No. 12006102A – Regulatory Review Extension Request No. 2

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Staff Report Date: 2/6/2020

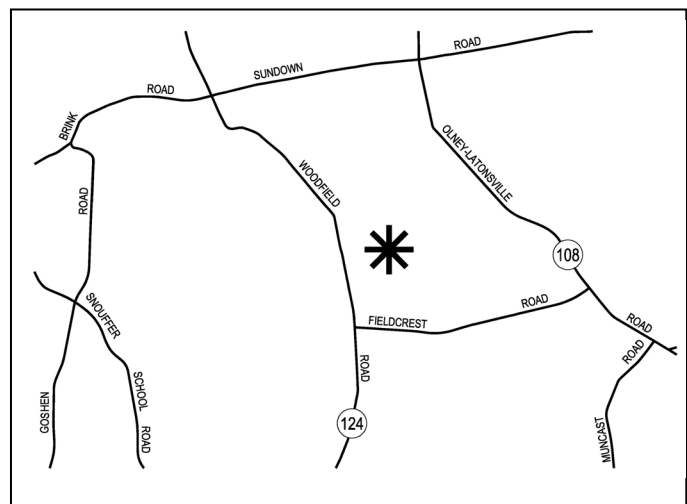
Description

Rosewood Manor Estates, Preliminary Plan Amendment No. 12006102A: Request to extend the regulatory review period from February 27, 2020 to April 30, 2020; Application to add a new condition to extend the Preliminary Plan validity by 10 months and modify the approved driveway layout; located on the northside of Rosewood Manor Lane, approximately 1,150 feet east of Woodfield Road (MD 124); 7.87 acres; RE-1 zone; 2004 *Upper Rock Creek Area Master Plan*.

Applicant: Allen Roy Builders (Contract purchaser)
Alban Salaman (Owner)

Accepted Date: October 7, 2019

Review Basis: 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.”

Rosewood Manor Estates, Preliminary Plan amendment application was accepted on October 7, 2019, which established a Planning Board date no later than January 30, 2020. The Director granted a 30-day extension, which established a Planning Board date no later than February 27, 2020. The Applicant is requesting a 2-month extension, which will provide sufficient time to finalize revisions to the Stormwater Management Concept and Water Quality Plan to comply with current regulations. Granting this extension establishes a Planning Board date no later than April 30, 2020.

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

Attachment A: Extension request



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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: ROSEWOOD MANOR ESTATES **Plan No.** 12006102A

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: February 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.)

Kenneth Colbert		Engineer / Colbert Matz Rosenfelt	
<i>Name</i>		<i>Affiliation/Organization</i>	
2835 Smith Avenue			
<i>Street Address</i>			
Baltimore		MD	21209
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(410) 653-3838	(410) 653-7953	kcolbert@cmrengineers.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 2 months until April 30, 2020

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

Requested extension will allow time to update the Stormwater Management Plan and Computations to meet current Chater 19 Water Quality Regulations.

Do not anticipate the full extension period to be required, but are requesting the two months in the event that complications arise.

Signature of Person Requesting the Extension

Kenneth J. Colbert
Signature

Jan. 23, 2020
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 _____.