



**Rosewood Manor Estates, Preliminary Plan Amendment No. 12006102A – Regulatory Review Extension Request No. 3**

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**Staff Report Date:** 4/17/2020

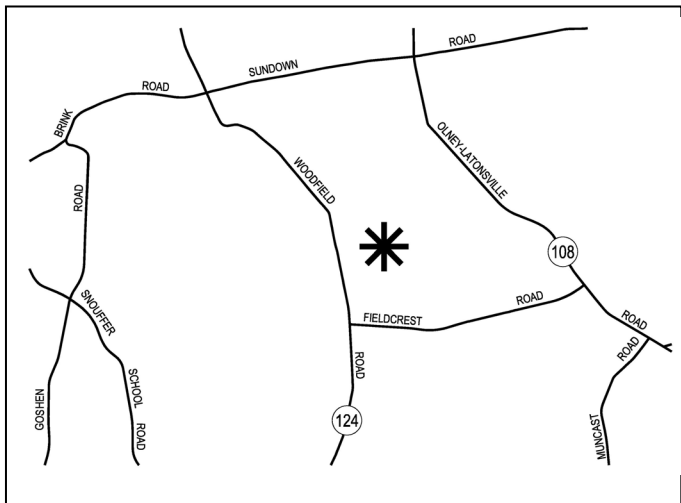
**Description**

**Rosewood Manor Estates, Preliminary Plan Amendment No. 12006102A:** Request to extend the regulatory review period by 3 months, from April 30, 2020 until July 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 Planning Board granted a second extension, which established a Planning Board date no later than April 30, 2020. The Applicant is requesting a 3-month extension, which will provide sufficient time to revise their Stormwater Management Concept and Water Quality Plan to comply with current regulations. Granting this extension establishes a Planning Board date no later than July 30, 2020.

Staff recommends **approval** of this 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

 Request #3

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: April 30, 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.)

Stuart Darley

Principal / Colbert Matz Rosenfelt, LLC

Name

Affiliation/Organization

2835 Smith Avenue - Ste. G

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sdarley@cmrengineers.com

Telephone Number

ext.

Fax Number


E-mail

We are requesting an extension for 3 months until July 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 which are currently under review by DPS, complete the response to the required elements per MNCPPC review and to allow for the Planning Board public hearing schedule to be reset upon a re-opening of the County due to the coronavirus pandemic.

**Signature of Person Requesting the Extension**

  
Signature

4/10/2020  
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 \_\_\_\_\_.

\_\_\_\_\_