



Ashford Woods: Preliminary Plan No. 120200110, Regulatory Review Extension Request No. 2

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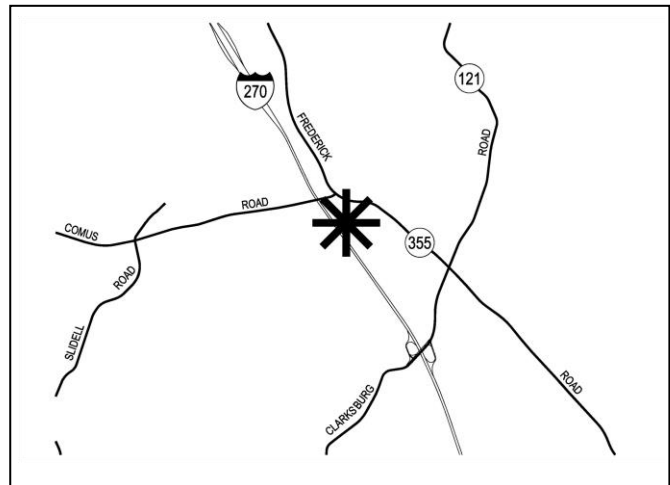
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Staff Report Date: 6/12/20

Description

Ashford Woods: Preliminary Plan No. 120200110:

Request to extend the regulatory review period for an additional five months until November 20, 2020, as modified by Staff; Application to create 326 lots for 322 new one-family attached dwelling units and 42 two-over-two units for a total of 364 units, including 25% MPDUs; and one +/-39.9 acre parcel for dedication to M-NCPPC; 139.1 acres; R-90, Rural, Clarksburg East Environmental Overlay and Clarksburg West Environmental Overlay Zones; located on the southwest quadrant of the intersection of Frederick Road and Comus Road; 2014 Clarksburg Ten Mile Creek Area Limited Amendment.



Applicant: Natelli Communities

Acceptance Date: January 29, 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 Ashford Woods Preliminary Plan application was accepted on January 29, 2020, which established a Planning Board date no later than May 28, 2020. The Planning Director approved a 30-day extension until June 26, 2020. The Applicant is requesting an additional three-month extension until September 17, 2020, to address outstanding issues related to transportation, stormwater management, imperviousness and obtain the necessary approvals from MCDOT and MCDPS (Attachment A). Staff supports this extension with the revision to extend the review period by five months rather than three. This will allow sufficient time for the County Council to make a decision on a pending Zoning Text Amendment specific to the Clarksburg East and West Environmental Overlay Zones that is applicable to this application. Granting the extension, as modified by Staff, establishes a Planning Board date no later than November 20, 2020.

Staff recommends **approval** of this extension request as modified by Staff.



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 Date Received	_____	MCPB Hearing Date	_____
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Plan Name: _____ **Plan No.** _____

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: _____

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.)

Name		Affiliation/Organization	
Street Address			
City		State	Zip Code
Telephone Number	ext.	Fax Number	E-mail

We are requesting an extension for _____ months until _____

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

Signature of Person Requesting the Extension

Michael Natelli

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 _____.