



**Creekside at Cabin Branch: Preliminary Plan No. 120200050, Regulatory Review Extension Request No. 2**

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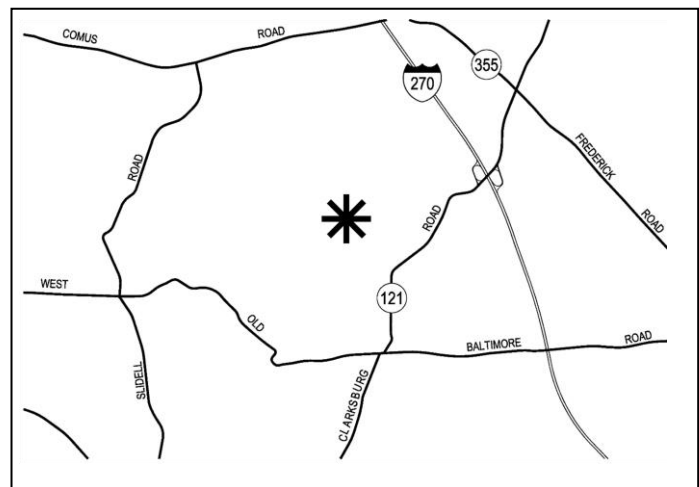
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**Staff Report Date: 7/17/20**

**Description**

**Creekside at Cabin Branch: Preliminary Plan No. 120200050:** Request to extend the regulatory review period for an additional three months until October 30, 2020; Application for a residential development consisting of 117 single-family detached units and 208 single-family attached units, including 12.5% MPDUs, and one existing single-family detached dwelling unit for a total of 326 dwelling units; +/-402.6 acres; RNC Zone; Clarksburg West Environmental Overlay 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

**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. On February 27, 2020 the Planning Board approved a five month extension until July 30, 2020. The Applicant is requesting an additional three month extension to address outstanding issues related to transportation, historic preservation, environment and obtain the necessary approvals from MCDOT, MCDPS, and HPC (Attachment A). Granting the extension establishes a Planning Board date no later than October 30, 2020.

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

Attachment A: *Applicant’s Extension Request No. 2*



**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	_____	MCPB Hearing Date	_____
Date Received	_____		

**Plan Name:** Creekside at Cabin branch      **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: July 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.)

Robert Harris      Lerch, Early & Brewer

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Name      Affiliation/Organization

7600 Wisconsin Ave.

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Street Address

Bethesda      MD      20214

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City      State      Zip Code

(301) 841-3826      rrharris@lercheearly.com

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Telephone Number      ext.      Fax Number      E-mail

We are requesting an extension for \_\_\_\_\_ months until October 30, 2020

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

Delays in obtaining agency comments/approvals.

**Signature of Person Requesting the Extension**

  
 \_\_\_\_\_  
 Signature

7/6/20  
 \_\_\_\_\_  
 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 \_\_\_\_\_.