



Creekside at Cabin Branch: Preliminary Plan No. 120200050, Regulatory Review Extension Request No. 3

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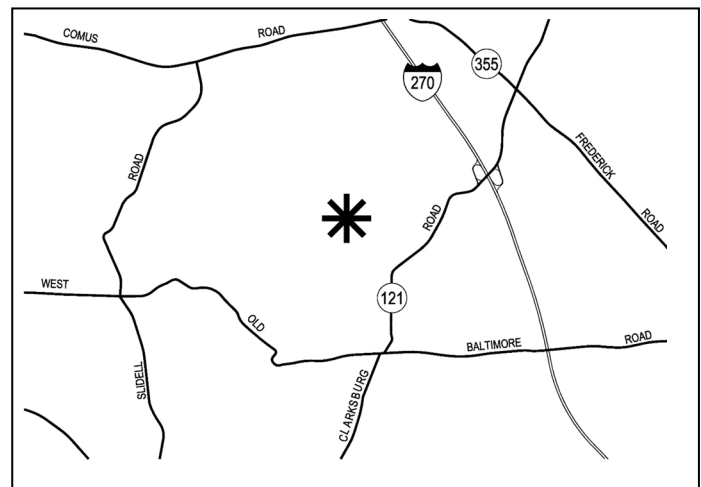
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CS Carrie Sanders, Interim Chief, Upcounty Planning, Carrie.Sanders@Montgomeryplanning.org (301) 495-4653

Staff Report Date: 10/16/20

Description

Creekside at Cabin Branch: Preliminary Plan No. 120200050: Request to extend the regulatory review period for an additional two months until December 17, 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 northwest 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. On February 27, 2020, the Planning Board approved a five month extension until July 30, 2020. On July 30, 2020, the Planning Board approved a second extension request until October 30, 2020. The Applicant is now requesting an additional two month extension to address outstanding issues related to transportation, historic preservation, environment and obtain the necessary approvals from MCDOT and HPC (Attachment A). Granting the extension establishes a Planning Board date no later than December 17, 2020.

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

Attachment A: *Applicant's Extension Request No. 3*



Montgomery County Planning Department
 Maryland-National Capital Park and Planning Commission

Effective: February 6, 2019

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REGULATORY REVIEW 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:

☐ Project Plan

☐ Sketch Plan

☐ Preliminary Plan

☐ 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:

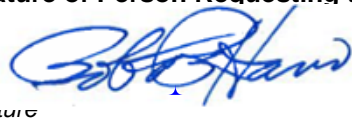
☐ Owner, ☐ Owner's Representative, ☐ Staff (check applicable.)

Name		Affiliation/Organization	
Street Address			
City	State		Zip Code
Telephone Number	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



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 _____.