



**Ashford Woods: Preliminary Plan No. 120200110, Regulatory Review Extension Request No. 3**

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**Staff Report Date: 11/6/20**

**Description**

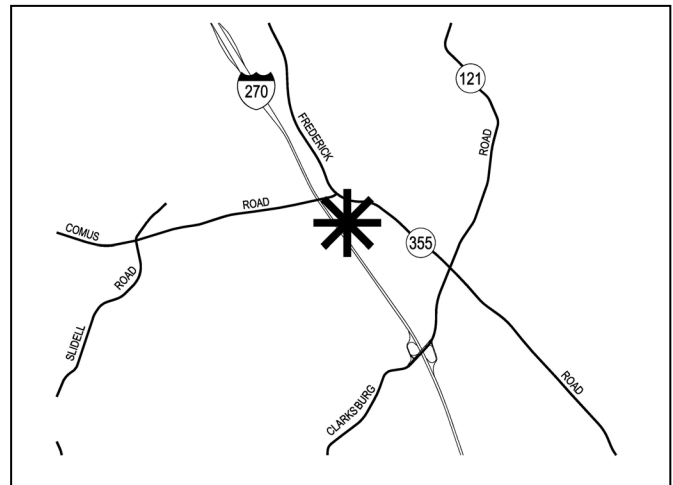
**Ashford Woods: Preliminary Plan No. 120200110:**

Request to extend the regulatory review period for an additional three months until February 11, 2021; 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; 1994 Clarksburg Master Plan & Hyattstown Special Study Area & 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. On June 25, 2020, the Planning Board approved a five-month extension request until November 20, 2020. The Applicant is now requesting an additional three-month extension to address outstanding issues related to transportation and imperviousness and obtain the necessary approvals (Attachment 1). Granting the extension, establishes a Planning Board date no later than February 11, 2021.

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

*Attachment 1: Applicant's Extension Request No. 3*



**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 \_\_\_\_\_.