



**Creekside at Cabin Branch: Site Plan No. 820200160, Regulatory Review Extension Request No. 2**

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**Staff Report Date: 2/5/21**

**Description**

**Creekside at Cabin Branch, Site Plan No. 820200160:**

Request to extend the regulatory review period for an additional four months until June 24, 2021; 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.

**Location:** Northwest quadrant of the intersection of MD Route 121 (Clarksburg Road) and W Old Baltimore Road

**Master Plan:** 1994 Clarksburg Master Plan & Hyattstown Special Study Area and 2014 Clarksburg Ten Mile Creek Area Limited Amendment.

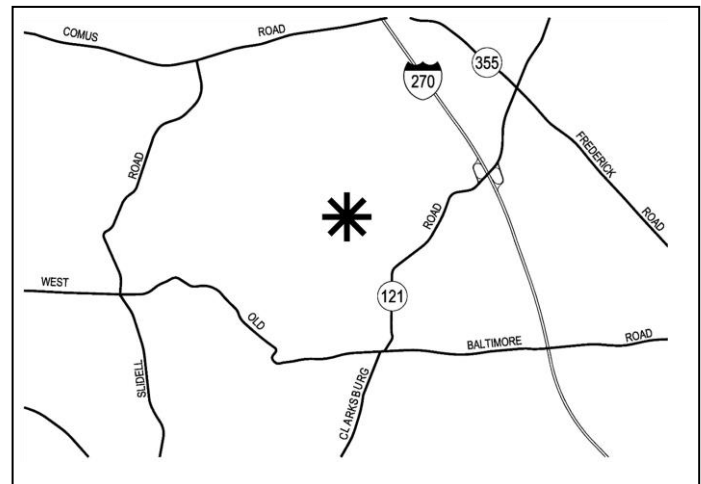
**Zone:** RNC Zone and Clarksburg West Environmental Overlay Zone

**Property Size:** +/- 402.6 acres

**Applicant:** Pulte Homes

Acceptance Date: July 1, 2020

**Review Basis:** Chapter 59



**Summary**

Section 59.7.3.4.C of the Montgomery County Zoning Ordinance generally states 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.

The Creekside at Cabin Branch Site Plan application was accepted on July 1, 2020, which established a Planning Board date no later than October 29, 2020. On October 29, 2020, the Planning Board approved an extension until February 25, 2021. The Applicant is requesting an additional four-month extension to address outstanding issues related to transportation, environment and design. Granting the extension establishes a Planning Board date no later than June 24, 2021.

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

Attachment 1: Applicant's Extension Request No. 2



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

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Effective: February 6, 2019

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## REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1

☐ Request #2

### M-NCPPC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

**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:

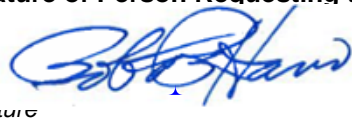
☐ Owner, ☐ Owner's Representative, ☐ Staff (check applicable.)

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 \_\_\_\_\_.