



King Souder Property, Preliminary Plan No. 120210060 – Regulatory Review Extension Request No. 1

RS Ryan Sigworth AICP, Senior Planner, Upcounty Planning, ryan.sigworth@montgomeryplanning.org, (301) 495-2112

SP Sandra Pereira, Supervisor, Upcounty Planning, sandra.pereira@montgomeryplanning.org, (301) 495-2186

PB Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, (301) 495-4561

Staff Report Date: 2/8/2021

Description

King Souder Property, Preliminary Plan No.

120210060: Request to extend the regulatory review period from March 9, 2021 to June 9, 2021: Application to create sixty-two (62) lots for Townhouse Living units and two (2) lots for Single-Unit Living.

Location: Along Ridge Road (MD 27) approximately 475 feet north of Bethesda Church Road

Master Plan: 2006 *Damascus Master Plan*

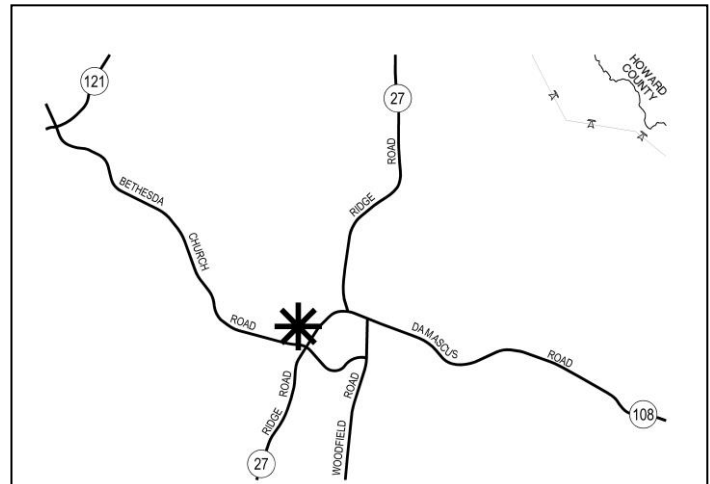
Zone: CRT-1.0, C-0.5, R-0.5, H-55T Zone with TDR 1.16 Overlay

Property Size: 10.91 acres

Applicant: William Newman

Acceptance Date: November 9, 2020

Review Basis: Chapter 50



Summary

Section 50.4.1.E of the Subdivision Regulations generally states that Preliminary Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.

The Application was accepted on November 9, 2020, which established a Planning Board date no later than March 9, 2021. The Applicant is requesting a 3-month extension, which will provide sufficient time for the Applicant to address the significant grading challenges on the property combined with changes to accommodate a public street as well as all DRC comments from staff and County agencies. Granting the extension establishes a Planning Board date no later than June 9, 2021.

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

Attachment 1: Applicant’s extension request



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

Effective: December 5, 2014

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

Table with 4 columns: File Number, Date Received, MCPB Hearing Date, and an empty column. Header: M-NCPPC Staff Use Only

Plan Name: Plan No.

This is a request for extension of: Project Plan, Preliminary Plan, Sketch 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 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.

Large empty rectangular box for describing the extension request.

Signature of Person Requesting the Extension

Handwritten signature in blue ink

Signature JNP Capital Management, Principal

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 _____.