

Linthicum West, Preliminary Plan Amendment No. 12005003A – Regulatory Review Extension Request No. 3

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Staff Report Date: 6/11/2021

Description

Linthicum West, Preliminary Plan Amendment 12005003A: Request to extend the regulatory review period from June 24, 2021 to September 30, 2021: Application to convert all 28 single-family detached MPDU dwellings into single-family attached MPDU dwellings, to convert 4 additional market rate units into MPDUs for a total of 32 MPDUs, and to extend the APF validity period by 7 years.

Location: 14222 West Old Baltimore Road, SE quadrant of the intersection of Clarksburg Road and West Old Baltimore Road

Master Plan: 1994 Clarksburg Master Plan

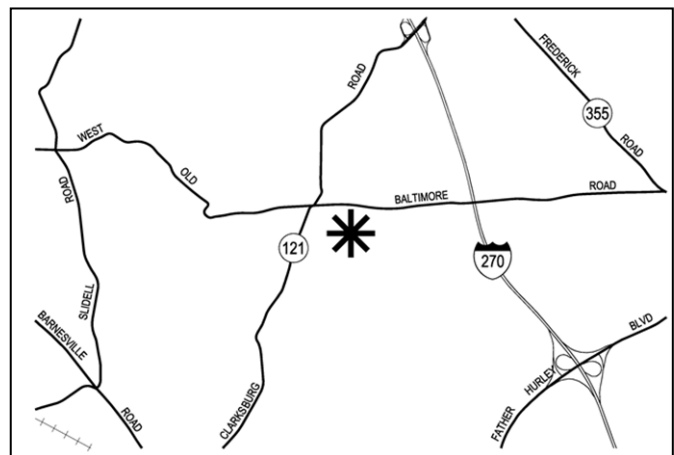
Zone: RE-1 and TDR-2 Overlay

Property Size: 165.25 acres

Applicant: Linthicum West Properties, LLC

Acceptance Date: September 23, 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 September 23, 2020, which established a Planning Board date no later than January 21, 2021. The Planning Director granted the first extension of 1 month to February 18, 2021. On February 18, 2021, the Planning Board approved an additional 4-month extension establishing a Planning Board hearing date no later than June 24, 2021. The Applicant is requesting a 3-month extension, which will allow for the Applicant to proceed with the Preliminary Plan ahead of the related Site Plan No. 820210010, the review of which has taken longer than originally anticipated. Granting the extension establishes a Planning Board date no later than September 30, 2021.

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



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

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Effective: January 29, 2021

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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #3

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: LINTHICUM WEST **Plan No.** 12005003A

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: 06/24/2021

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.)

GARY F. UNTERBERG, RLA LEED AP BD+C		RODGERS CONSULTING	
<i>Name</i>		<i>Affiliation/Organization</i>	
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(301) 948-4700		gUnterberg@RODGERS.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 3 months until 09/30/2021

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

We would like to request an extension; Preliminary Plan amendment can go forward independent of the Site Plan. The Site Plan is taking longer than expected.

Signature of Person Requesting the Extension


 Signature

5/28/21
 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 _____.