




MCPB
Item No.
Date: 6-24-21

Creekside at Cabin Branch: Site Plan No. 820200160, Regulatory Review Extension Request No. 3

-  Angelica Gonzalez, Planner Coordinator, Upcounty Planning, Angelica.Gonzalez@Montgomeryplanning.org, 301-495-4583
-  Sandra Pereira, Supervisor, Upcounty Planning, Sandra.Pereira@montgomeryplanning.org, 301-495-2186
-  Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, 301-495-4561

Completed: 6/11/21

Description

Request to extend the regulatory review period until September 30, 2021; Application for 117 new single-family detached dwelling units, 208 new one-family attached dwelling units, and one existing one-family detached dwelling unit for a total of 326 units, including 12.5% MPDUs, and parkland dedication of approximately +/-280 acres to M-NCPPC.

Location: located on the 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*; 2014 *Ten Mile Creek Area Limited Amendment*

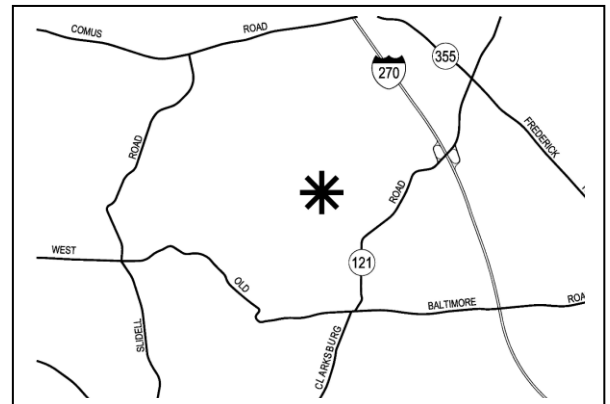
Zone: RNC Zone and Clarksburg West Environmental Overlay Zone

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 that the Planning Board shall hold a public hearing for Site Plans no later than 120 days after the date an application is 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, and on February 18, 2021, the Planning Board approved a second extension until June 24, 2021. The Applicant is requesting a third extension request to address outstanding issues related to environment, historic preservation, and design. Granting the extension establishes a Planning Board date no later than September 30, 2021.

Staff recommends approval of this extension request.

Attachment A: Applicant's Extension request



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

Effective: February 6, 2019

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: Creekside at Cabin Branch Plan No. 820200160

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.)

Robert R. Harris	Lerch Early & Brewer		
Name	Affiliation/Organization		
7600 Wisconsin Avenue, Suite 700			
Street Address			
Bethesda		MD	20814
City		State	Zip Code
(301) 841-3826		rrharris@lercheearly.com	
Telephone Number	Fax Number	E-mail	

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

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

Additional time required for HPC review and Site Plan issues.

Signature of Person Requesting the Extension

Signature

6/2/21
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 _____.