

Montgomery Planning

**11801 SEVEN LOCKS ROAD, WILLERBURN ACRES, SECTION 2
PRELIMINARY PLAN NO. 120210160
REGULATORY EXTENSION REQUEST NO. 2**

Description

Request to extend the regulatory review period for Preliminary Plan No. 120210160 from December 14, 2021 to March 14, 2022. Staff recommends approval of the extension request.

NO. 120210160

COMPLETED: 11-19-2021

MCPB

Consent Item

12-2-2021

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

Montgomeryplanning.org

RS

Ryan Sigworth, 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

LOCATION:

11801 Seven Locks Road (Seven Locks Road and Fontaine St.)

MASTER PLAN/ ZONE

2002 Potomac Subregion Master Plan

R-90

PROPERTY SIZE

1.02 acres

APPLICANT

11801 Seven Locks Road, LLC

ACCEPTANCE DATE:

February 8, 2021

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 February 8, 2021, which established a Planning Board date no later than June 8, 2021. On April 8, 2021, the Applicant was previously granted a six-month extension from June 8, 2021 to December 14, 2021 by the Planning Board. The Applicant is requesting a 2nd extension for a period of three months, which will provide sufficient time for the Applicant to address required stormwater issues in the right-of-way along Seven Locks Road. Granting the extension establishes a Planning Board date no later than March 14, 2022.
- Staff supports the Applicant’s request to extend the review period through March 14, 2022.



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

Effective: December 5, 2014

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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: WILLERBURN ACRES, SECTION 2 (SEVEN LOCKS ROAD) Plan No. 120210160

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: DECEMBER 14, 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.)

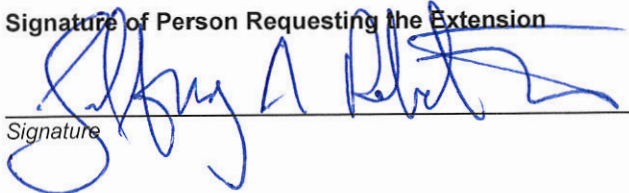
JEFF ROBERTSON		CAS ENGINEERING	
<i>Name</i>		<i>Affiliation/Organization</i>	
10 SOUTH BENTZ STREET			
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<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 607-8025		JEFF@CASEENGINEERING.COM	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 3 months until MARCH 14, 2021

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

Extension requested to continue to obtain staff approvals associated with the proposed subdivision plans.

Signature of Person Requesting the Extension


Signature

11/15/2021
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 _____.