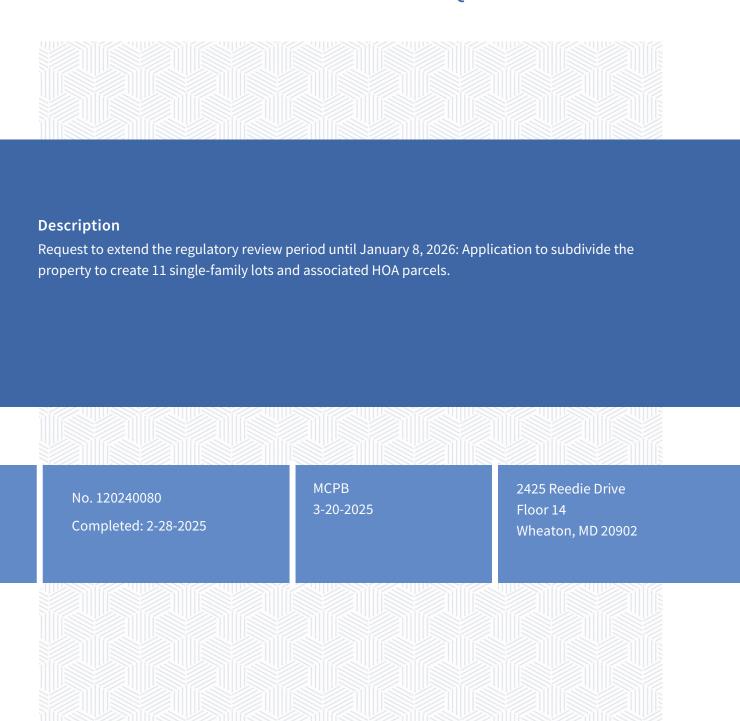
Montgomery Planning FRALEY FARM (EAST) PRELIMINARY PLAN NO. 120240080 REGULATORY REVIEW EXTENSION REQUEST NO. 3



4)Q	_	-

Phillip Estes, AICP, Planner III, Upcounty, Phillip.Estes@montgomeryplanning.org, 301-495-2176



Sandra Pereira, Supervisor, Upcounty, Sandra.Pereira@montgomeryplanning.org, 301-495-2186

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

LOCATION

East Quadrant, intersection of Griffith Farm Road and Hayloft Drive

MASTER PLAN

2004 Upper Rock Creek Master Plan

ZONE

Residential Estate 2 (RE-2)

PROPERTY SIZE

46 acres

APPLICANT

Pulte Homes Corporation

ACCEPTANCE DATE

February 7, 2024

REVIEW BASIS

Chapters 22A, 50



- Section 50.4.1.E of the Subdivision Ordinance generally states that Preliminary Plan applications must be scheduled for a public hearing within 120 days after the acceptance date.
- Preliminary Plan No. 120240080 was accepted on February 7, 2024, which established a Planning Board date no later than June 6, 2024.
- On May 30, 2024, the Planning Board granted a time extension until October 3, 2024.
- On October 3, 2024, the Planning Board granted a time extension until April 3, 2025.
- The Applicant requests an eight-month extension, which will establish a Planning Board date no later than January 8, 2026. This will allow the Applicant additional time to perform septic percolation tests, which can only occur at certain times of the year and will inform revisions to the site layout. Subsequently, the Applicant will need to obtain agency approval letters, including an approved stormwater management concept plan.
- Staff recommends APPROVAL of the extension request.

Attachment A: Time Extension Request form



Signature

Montgomery County Planning DepartmentMaryland-National Capital Park and Planning Commission

2425 Reedie Drive Wheaton, Maryland 20902 www.montgomeryplanning.org Effective: December 4, 2024 Phone 301.495.4550

Date

Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

		M-NCPPC Staff L	Jse Only			
File Number Date Received		MCPB	Hearing Date			
Plan Name:				Plan No		
This is a request for extension	on of:	Project Plan Preliminary Plan		Sketch Plan Site Plan		
The Plan is tentatively sched Board hearing date within the The Planning Director may poeyond 30 days require appl	e review period ostpone the pu): blic hearing for up to 3			_	
Person requesting the exte	ension:					
☐ Owner, ☐ Owner's Represe	entative, 🛭 Staf	f (check applicable.)				
Name		Affiliation/Organization				
Street Address						
City				State	Zip Code	
Telephone Number F	Fax Number	E-mail				
We are requesting an extens a scheduled Planning Board Describe the nature of the e	hearing date).				(this date must be	
	xterision reques	si. Frovide a separate	sileet ii ile	cessary.		
<u> </u>						

Extension Review

_____ (this date must be a scheduled Planning Board public hearing date).