



**Priddy Property: Preliminary Plan No. 120170160**

RS

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**Staff Report Date: 05/04/17**

**Description**

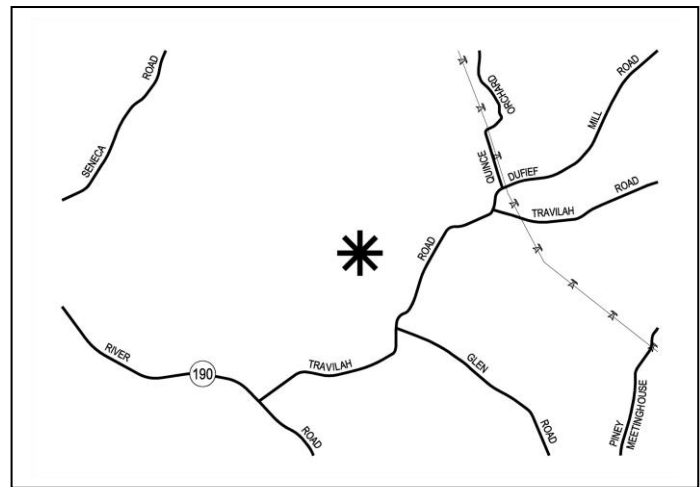
**Priddy Property: Preliminary Plan No 120170160:**

Request to extend the regulatory review period by three months to September 1, 2017; to subdivide the Subject Property into 8 lots for 8 detached single family houses, located at 13511 Query Mill Road; 26.925 acres, RE-2; 2002 Potomac Subregion Master Plan.

**Applicant:** Carolee M Priddy Et. Al. TR

**Submittal Date:** February 1, 2017

**Review Basis:** Chapter 22A, Chapter 50



**Summary**

Section 50.4.1.E of the Subdivision Regulations establishes the review procedures for a Preliminary Plan application and states that:

“the Board must schedule a public hearing to begin within 120 days after the date the Director accepts an application. The Director may postpone the public hearing by up to 30 days once without Board approval. The Director or applicant may request one or more extensions beyond the original 30 days with Board approval. The Board must notice the public hearing and indicate the new hearing date on the Board’s agenda. An application that was filled before February 13, 2017 is not subject to the subsection.”

The Priddy Property Preliminary Plan application was accepted on February 1, 2017, which established a Planning Board date no later than June 29, 2017. The submitted extension is requesting an additional 90 days of review time, which would bring the Preliminary Plan before the Planning Board no later than September 1, 2017. The extension has been necessary to address significant Staff comments from DRC, receive input from State of Maryland agencies related to environmental issues, and receive a recommendation from the Rustic Road Advisory.

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: December 5, 2014

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## REGULATORY PLAN EXTENSION REQUEST

☒ Request #1☐ Request #2

M-NCPPC Staff Use Only

File Number  
 Date Received

MCPB Hearing Date

Plan Name: Priddy PropertyPlan No. 120170160

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: June 1, 2017

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.)

David W. McKee

Benning &amp; Associates, Inc.

Name

Affiliation/Organization

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Street Address

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20877

City

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Zip Code

(301) 948-0240

(301) 948-0241

dmckee@benninglandplan.com

Telephone Number ext.

Fax Number

E-mail

We are requesting an extension for 3 months until September 1, 2017

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

Based upon comments received at the Development Review Committee meeting for this project held on 2/20/17, additional time is needed to respond to comments and to obtain the necessary plan approvals. In particular, since the plan proposes to utilize an existing pond dam for access to one of the lots, input from State agencies including the Maryland Department of the Environment (MDE) is needed. The additional time will allow the applicant to obtain feedback from MDE and to properly address other comments.

Signature of Person Requesting the Extension

Signature

3/20/17

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 \_\_\_\_\_.