



## The Quarry: Project Plan Amendment Extension No. 92004004A

BCB

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RAW

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Staff Report Date: 9/01/17

### Description

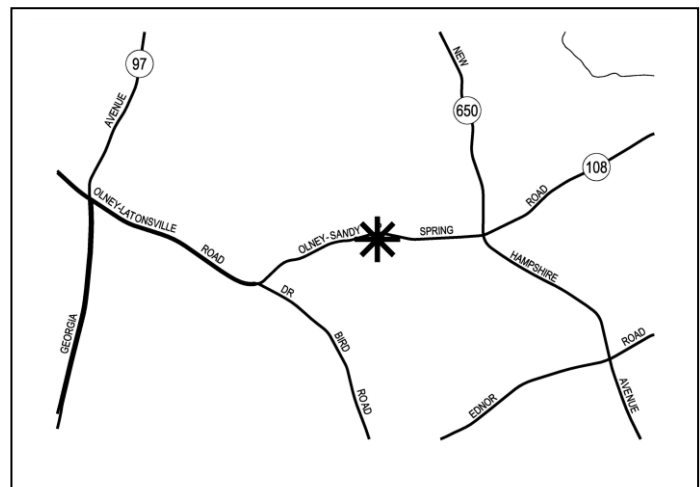
#### The Quarry:

Request for a 90-day extension to the regulatory clock for the Project Plan, to subdiviude one lot approved for 47 condominium units with 44 new lots for 44 townhouses, located on the northeast side of River Road, approximately 1,500 feet west of the intersection with Seven Locks Road; 13.31 acres, Reviewed under the RMX-1 zone; Potomac Subregion Master Plan.

**Applicant:** William Rickman C/O Pearl Street, LLC

**Submittal Date:** May 19, 2017

**Review Basis:** Chapter 59



### Summary

Section 59-D-2.2 of the Montgomery County Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a project plan application, though the Board may extend this period. For this application, the 90-day deadline is September 14, 2017.

Planning Staff initiated an extension request, dated September 1, 2017 to extend the regulatory clock for the Project Plan Amendment for up to three months. The extension is to provide the Applicant additional time to resolve multiple issues that were raised by the Development Review Committee including layout, circulation and zoning issues. The extension also provides Staff the time to prepare a staff report, which will include the review of a Preliminary and Site Plan Amendment. The requested extension will have the Project Plan Amendment before the Planning Board no later than December 14, 2017. Staff and the Applicant are making every attempt to bring this item before the Board sooner than the requested extension date, but still face uncertainty on when that will be.

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

Attachment A: Extension Request Form



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## REGULATORY PLAN EXTENSION REQUEST

☒ Request #1

☐ Request #2

M-NCPPC Staff Use Only			
File Number	92004004A	MCPB Hearing Date	09/14/2017
Date Received			

**Plan Name:** The Quarry

**Plan No.** 92004004A

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: 09/14/2017

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.)

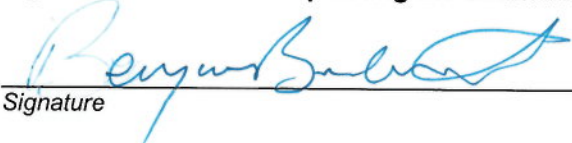
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(301) 495-4644		Benjamin.Berbert@Montgomeryplanning.org	
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We are requesting an extension for 3 months until 12/14/2017

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

Staff is requesting a three month extension of the 90-day review period for a Project Plan. The Applicant, Staff and other County Agencies have been working to resolve multiple issues that arose as part of their submitted Amendment and require additional time to complete the necessary reviews. Staff plans to have this Application before the Planning Board no later than December, 14 2017.

**Signature of Person Requesting the Extension**

  
 Signature

9/1/17  
 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 \_\_\_\_\_.