



Poplar Pointe, Preliminary Plan No. 120180080, Regulatory Extension Request

- RHR Rhoda Hersson-Ringskog, Senior Planner, Area 2 Division, Rhoda.Hersson-Ringskog@montgomeryplanning.org, (301) 495-2192
- PB Patrick Butler, Supervisor, Area 2 Division, Patrick.Butler@montgomeryplanning.org, (301) 495-4561
- CS Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, (301) 495-4653

Staff Report Date: 6/26/18

Description

Request to extend the regulatory review period for Preliminary Plan No. 120180080, from July 19, 2018 to October 18, 2018.

Location: Alderton Road, approximately 150 feet north of Night Sky Drive;

Master Plan: 1989 *Master Plan for the Communities of Kensington-Wheaton*;

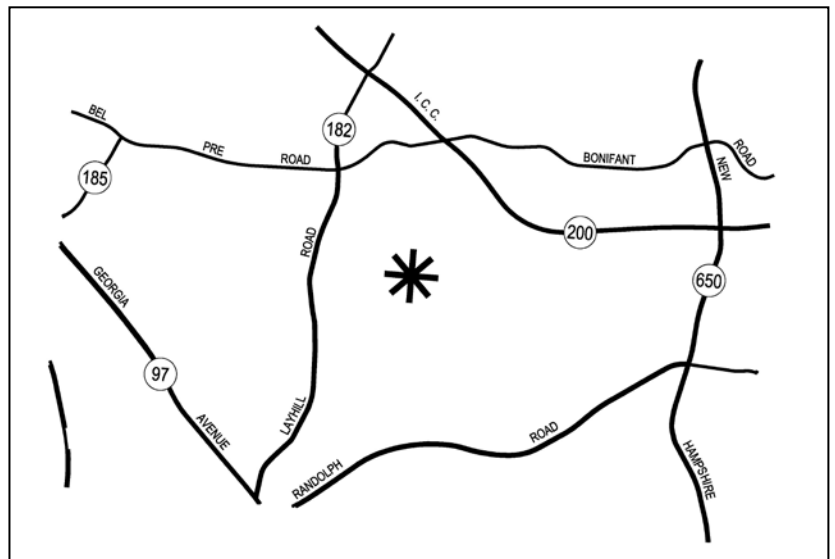
Zone: R-200;

Property Size: 6.28 acres;

Application Accepted: March 8, 2018;

Applicant: Oxbridge Development at Alderton, LLC c/o Elliot Totah, Deborah Poznerzon-Tallman Trust, Martha E Barrick, et al;

Review Basis: Chapter 50, Subdivision.



Summary

Section 50-4.1.E of the Subdivision Regulations generally states that Preliminary Plan applications must be scheduled for a public hearing within 120-days after the date an application is accepted.

The Application was accepted on March 8, 2018, with a tentative Planning Board date of July 19, 2018.

This timely extension request exceeds the 30-day extension that can be granted by the Planning Director; therefore, it requires Planning Board approval. The Applicant is requesting an extension for the Preliminary Plan review period because additional time is required to address external agency comments.

Staff supports the Applicant's request to extend the review period with a tentative Planning Board date of October 18, 2018.

Attachment 1: Applicant's extension request (dated June 12, 2018).

ATTACHMENT 1



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

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Effective: December 5, 2014

Phone 301.495.4550
Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: Poplar Pointe **Plan No.** 120180080

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: July 19, 2018

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.)

Dean Packard		Packard & Associates, LLC	
<i>Name</i>		<i>Affiliation/Organization</i>	
16220 Frederick Road, Suite 300			
<i>Street Address</i>			
Gaithersburg		MD	20877
<i>City</i>		<i>State</i>	
(301) 208-0250	(301) 208-1270	dean@packardassociatesllc.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 October 18, 2018

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

This is for the Preliminary Plan (120180080). After several meetings with the staff at the MNCPPC, MCDOT and MCDPS, we have reached an agreement to for the lot layout and on which roadway section to proposed for Alderton Road which will accommodate stormwater management in the public right of way. We expect that approvals will be forthcoming but need enough time to process and schedule the hearing.

Signature of Person Requesting the Extension

Signature

6/12/18
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 _____.