



Andrus Property, Preliminary Plan No. 120180130, Regulatory Extension Request #1

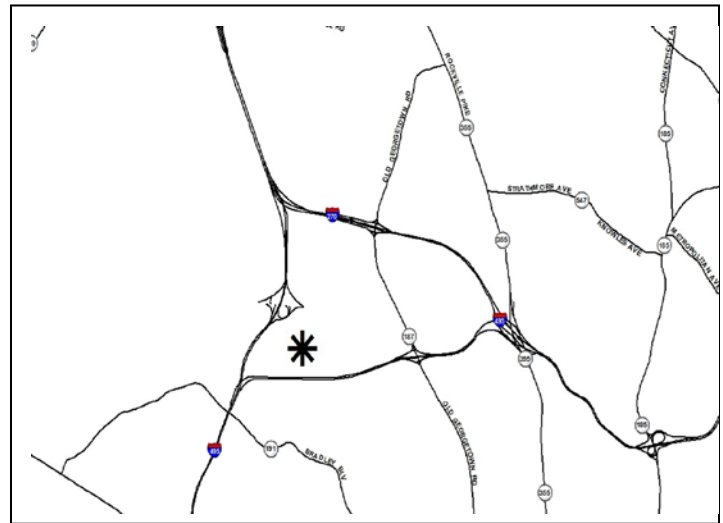
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- CS Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, (301) 495-4653

Staff Report Date: 8/27/18

Description

Request to extend the regulatory review period for Preliminary Plan No. 120180130 for three months, from September 13, 2018, to December 13, 2018.

Location: West side of Greentree Road between Grubby Thicket Way and Barnett Road.
 Master Plan: 1992 *North Bethesda/Garrett Park*.
 Zone: R-90.
 Property Size: 5.38 acres.
 Application Accepted: May 15, 2018.
 Applicant: Andrus Group, LLC.
 Review Basis: Chapter 50, Subdivision Regulations.



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 May 15, 2018, with a tentative Planning Board date of September 13, 2018. On July 21, 2018, the Applicant made a timely request for a three-month extension, which exceeds the 30-day extension that can be granted by the Planning Director; therefore, it requires Planning Board approval.

The Applicant is requesting a three-month regulatory extension for the Preliminary Plan review period from September 13, 2018 to December 13, 2018, because additional time is required to address the Planning Department and external agency comments.

Staff supports the Applicant’s request to extend the review period with a tentative Planning Board date of December 13, 2018.

Attachment 1: Applicant’s extension request (dated July 21, 2018).

ATTACHMENT 1



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: Andrus Property **Plan No.** 120180130

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: 09/13/18

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.)

Charles T. Grimsley, P.E.		Landmark Engineering, Inc.	
<i>Name</i>		<i>Affiliation/Organization</i>	
6110 Executive Blvd. , Suite 110			
<i>Street Address</i>			
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<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 230-5881	(301) 230-5884	landmarkctg@aol.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 12/13/18

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

The Applicant needs to file for an abandonment of a portion of the Andrus Road right of way. This needs to be processed to know that it can be approved since the subdivision plan for the proposed street improvements for Andrus Road and the lot configuration are dependent on this right of way configuration.

The several review comments also received during the DRC meeting can further be incorporated into the subdivision planning during the time the abandonment is proceeding.

Signature of Person Requesting the Extension

Charles T. Grimsley, P.E.
Signature

7/21/18
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 _____.