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

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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
Phone 301.495.4550
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REGULATORY PLAN EXTENSION REQUEST

☑ Request #1  ☐ Request #2

M-NCPCC Staff Use Only

File Number
Date Received

MCPB Hearing Date

Plan Name:  Poplar Pointe

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:  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.)

Name  Dean Packard
Affiliation/Organization  Packard & Associates, LLC

Street Address  18220 Frederick Road, Suite 300
City  Gaithersburg
State  MD
Zip Code  20877

Telephone Number  (301) 208-0250
Fax Number  (301) 208-1270
dean@packardassociatesllc.com
E-mail

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 and 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]

Date  6/12/18
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 ________________.