Crescent at Chevy Chase, Preliminary Plan 120180150 & Site Plan 820180130

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Staff Report Date: 7/03/2018

Description
Location: North side of Newdale Road, 200 feet west of Connecticut Avenue
Zone: CRT 1.5 C 0.25 R 1.5 H-50
Master Plan: Chevy Chase Lake Sector Plan
Property size: 1.98 acres
Request to extend the review period for a multi-family residential development for up to 129,742 square feet of residential uses (up to 111 units) from June 28, 2018, to November 8, 2018.
Applicant: Potomac Development Group
Acceptance Date: March 2, 2018

Summary
Chapter 50, Subdivision Regulations, Section 50.4.1.E provides a 120-day limit for Preliminary Plan hearings. Chapter 59, Zoning Regulations, Section 59. Section 7.3.4.C provides a 120-day limit for Site Plan hearings. The Planning Director may postpone the public hearing by up to 30 days once without Planning Board approval. The Planning Board may grant an extension beyond the 30 days.

The Preliminary and Site Plan applications that were submitted in March of 2018 were incomplete and therefore not reviewed at the scheduled DRC. Due to this delay, the Applicant has requested an extension from June 28, 2018, to November 8, 2018. This is the first extension request associated with the subject project.

Staff recommends APPROVAL of the extension request.

Attachment A: Applicant’s extension request
REGULATORY PLAN EXTENSION REQUEST

☐ Request #1  ☐ Request #2

M-NCPGC Staff Use Only

File Number
Date Received

MCPB Hearing Date

Plan Name: Crescent

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: 11/8/18

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.)

Stacy Silber
Name
Lerch, Early & Brewer, Chartered
Affiliation/Organization

7600 Wisconsin Avenue, Suite 700
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MD
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20814
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We are requesting an extension for __________ months until November 9, 2018

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

Please see attached letter.

Signature of Person Requesting the Extension

Signature
7/3/18
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 ________________.
July 3, 2018

VIA ELECTRONIC DELIVERY

The Honorable Casey Anderson, Chair
Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: 3929 Newdale Road
    Preliminary Plan No. 120180150 and Site Plan No. 820180130 (the "Applications")

Dear Chairman Anderson:

Newdale Mews, LLC (the "Applicant") is the Applicant of the above referenced Preliminary and Site Plan Applications. On behalf of the Applicant, and pursuant to Montgomery County Zoning Ordinance Section 7.3.4.C, we respectfully request an extension of the time in which the Planning Board is required to hold a public hearing on the above referenced Applications, which were formally accepted on March 2, 2018. Staff had preliminary comments on the plan, and the Applicant made plan revisions that were recently uploaded.

Staff has requested that we file this extension and the Applicant desires for both Applications to be heard concurrently, to ensure the most efficient use of the Planning Department and Planning Board's resources. Accordingly, the Applicant is requesting a full extension until November 9, 2018 to allow for concurrent review of the Applications. Although the Applicant is requesting a full extension, per the request of Staff, the Applicant is looking forward to having the applications heard before November 9th.

Thank you for your consideration of this matter.

Sincerely,

Stacy P. Silber

cc: Mr. Robert Kronenberg
    Mr. Elza Hisel-McCoy
    Ms. Stephanie Dickel
    Mr. Neil Braunstein
    Ms. Grace Bogdan
    Mr. Robert Bindeman