Chevy Chase View, Preliminary Plan No. 120180160, Regulatory Extension Request

Request to extend the regulatory review period for Preliminary Plan No. 120180160, from August 2, 2018 to September 6, 2018.

Location: 4205 Saul Road, in the northwest quadrant of the intersection of Saul Road and Gartrell Place (in the Town of Chevy Chase View), Kensington;
Master Plan: 1989 Master Plan for the Communities of Kensington-Wheaton;
Zone: R-90;
Property size: 1.16 acres;
Application Accepted: March 27, 2018;
Applicant: PHH Loring, 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 March 27, 2018, with a tentative Planning Board date of August 2, 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 periods 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 September 6, 2018.

Attachment 1: Applicant’s extension request (dated May 8, 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

REGULATORY PLAN EXTENSION REQUEST

☐ Request #1  ☐ Request #2

M-NCPCC Staff Use Only.

File Number
Date Received

MCPB Hearing Date

Plan Name: CHEVY CHASEVIEW

Plan No. 120180160

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: AUGUST 2, 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)

MICHAEL NORTON

NORTON LAND DESIGN LLC

Name

Affiliation/Organization

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We are requesting an extension for 1 months until SEPTEMBER 6, 2018

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

The Planning Board is not currently scheduled to meet on August 2nd. We are also working through the downstream analysis with MCDDOT that is requesting we look at the nearest closed system which is 350 feet away. It is possible we may be required to treat additional runoff beyond that of stormwater requirements because the Town does not have a stormdrain network in place.

Plans will be uploaded addressing the 1st round comments when we work out the approach with DDOT.

Signature of Person Requesting the Extension

[Signature]

May 8, 2016

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 ________________.

___________________________________________  ______________
Signature                                      Date