






Poplar Pointe, Preliminary Plan No. 120180080, Regulatory Extension Request #2

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Staff Report Date: 10/5/18

Description

Request to extend the regulatory review period for Preliminary Plan No. 120180080, from October 18, 2018 to January 3, 2019.

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

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

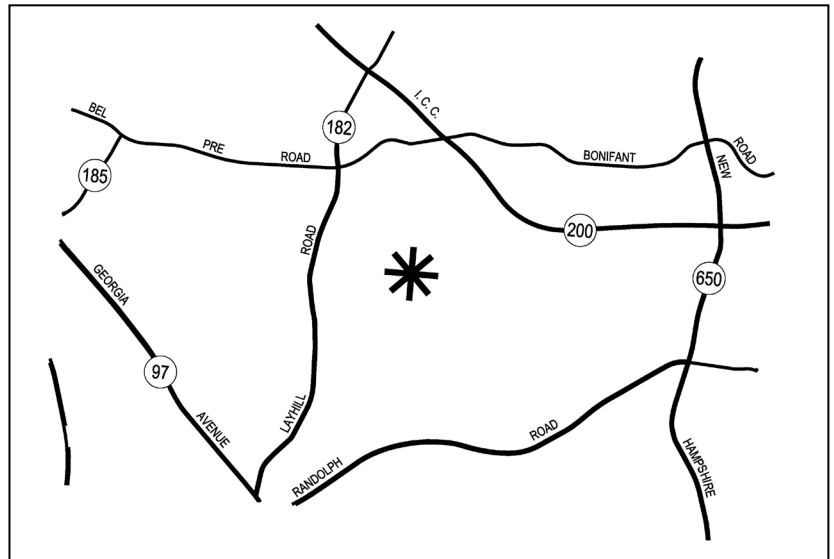
Zone: R-200.

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. The Applicant received approval of a three-month extension from the Planning Board, which extended the review period until October 18, 2018. The Applicant is requesting a second extension from October 18, 2018 to January 3, 2019, to obtain approval of the stormwater management concept from the Department of Permitting Services and approval from the Department of Transportation.

Staff supports the Applicant’s request to extend the review period to January 3, 2019.

Attachment 1: Applicant’s extension request (dated September 28, 2018).

ATTACHMENT 1



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

Effective: July 31, 2018

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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

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: 10/18/18

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.)

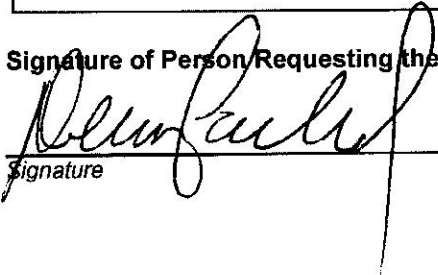
Dean Packard		Packard & Associates, LLC	
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<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 3 months until January 3, 2019

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

Due to the nature of the projects physical and topographic constraints, we have needed to establish a new creative methodology for providing stormwater management in the public right of way. The MCDPS and MCDOT have been working hand in hand with us to develop the new standards but it has been a time consuming and technically challenging process. We are close to receiving final agency approval and need additional time for planning board scheduling.

Signature of Person Requesting the Extension



Signature

9/28/18
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 _____.