



Andrus Property, Preliminary Plan No. 120180130, Regulatory Extension Request #2



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Staff Report Date: 11/30/18

Description

Request to extend the regulatory review period for Preliminary Plan No. 120180130 for four months, from December 13, 2018 to April 18, 2018.

Location: West side of Greentree Road between Grubby Thicket Way and Barnett Road.

Master Plan: 1992 *North Bethesda/Garrett Park*.

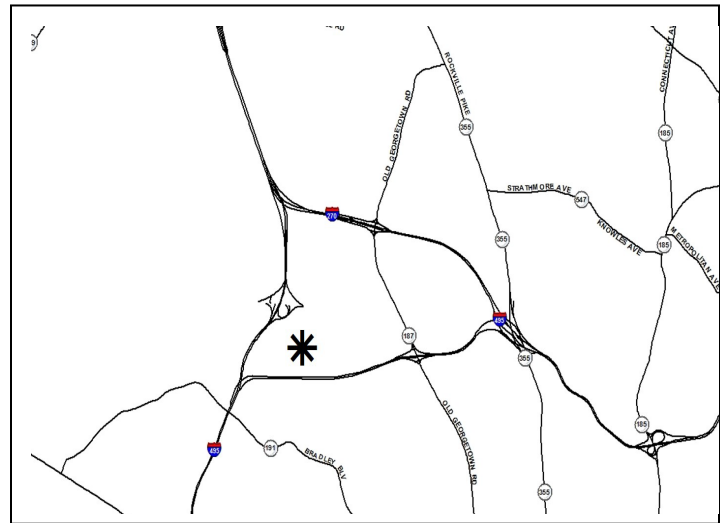
Zone: R-90.

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, and the Planning Board previously approved a three-month extension request from September 13, 2018 to December 13, 2018.

The Applicant is requesting an additional four-month regulatory extension for the Preliminary Plan review period from December 13, 2018 to April 18, 2018, because additional time is required to address significant external agency comments, including stormwater management, public storm drainage and public street design.

Staff supports the Applicant's request to extend the review period with a tentative Planning Board date from December 13, 2018 to April 18, 2018.

Attachment 1: Extension request No. 1 (September 6, 2018)

Attachment 2: Applicant's request No. 2 (November 12, 2018)




Attachment 1



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Consent Item
Date: 9/06/18

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

-  Troy Leftwich, Senior Planner, Area 2 Division, Troy.Leftwich@montgomeryplanning.org, (301) 495-4553
-  Patrick Butler, Supervisor, Area 2 Division, Patrick.Butler@montgomeryplanning.org, (301) 495-4561
-  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*.

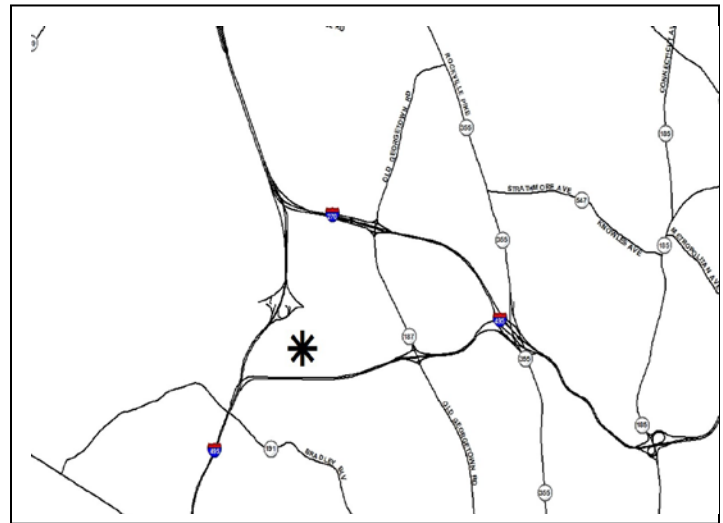
Zone: R-90.

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

Page 1 of 2



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

Effective: December 5, 2014

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
Fax 301.495.1306

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
☒ Preliminary Plan

☐ Sketch 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.

Name

Affiliation/Organization

6110 Executive Blvd., Suite 110

Street Address

Rockville

MD

20852

City

State

Zip Code

(301) 230-5881

(301) 230-5884

landmarkctg@aol.com

Telephone Number ext.

Fax Number

E-mail

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 _____.

Attachment 2

Page 1 of 2



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

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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: 12/13/2018

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.)

Charles T. Grimsley, P.E.

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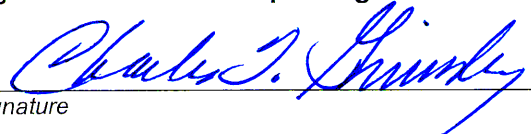
E-mail

We are requesting an extension for 4 months until April 2019

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

There are significant comments regarding SWM, Public Storm Drainage and the street configuration that the applicant needs to have a clearer understanding. These answers could govern the lot yield and configuration. The applicant does not want to risk additional funds or delays until this can be resolved.

Signature of Person Requesting the Extension


Signature

11/12/2018

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 _____.