



Preliminary Plan 120180090, Long Branch Corner – Regulatory Extension Request #1



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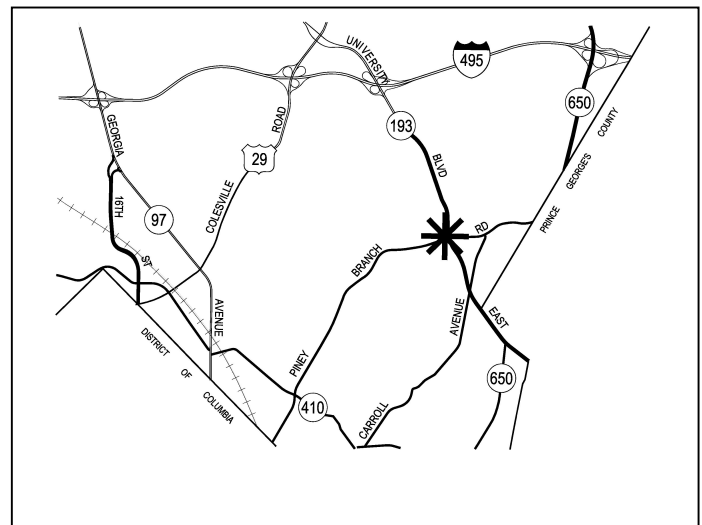


Mark Pfefferle, Interim Chief, Area 1, mark.pfefferle@montgomeryplanning.org, (301) 495-4730

Staff Report Date: 6.13.18

Description

- Subdivision to create one lot.
- Located on the northwest side of the Piney Branch Rd/ University Blvd East intersection
- 0.65 acres (28,537 square feet)
- CRT 2.5 C 0.5 R 2.5 H 60' zone
- 2013 Long Branch Sector Plan
- Application accepted on August 9, 2018
- Applicant: Michael Cheng
- Chapter 50, Chapter 22A

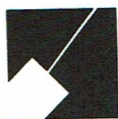


Staff Recommendation: Approval of the extension request.

Section 50.4.1.E of the Subdivision Regulations provides a 120-day limit for preliminary plan hearings. The Planning Board may, however, extend this periods. Based on the Application's acceptance date of August 9, 2018, the Preliminary Plan review period will expire on December 7, 2018. The Applicant requested, in an application, dated November 3, 2018, that the Preliminary Plan review period be extended to January 31, 2019 to address unresolved comments raised at the Development Review Committee Meeting. This is the first extension request associated with the subject project.

Staff recommends **APPROVAL** of the extension request.

Attachment A: Applicant's extension request



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

M-NCPPC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: LONG BRANCH CORNERPlan No. 120180090

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: Dec. 20th, 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.)

THAVY YOUNG

YOUNG CIVIL ENGINEERS, LLC

Name

Affiliation/Organization

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City

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THAVY.YOUNG@HOTMAIL.COM, (CC: STJ918@GMAIL.COM)

Telephone Number ext. Fax Number

E-mail

We are requesting an extension for 2 months until January 31st, 2019

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

As a project accepted by the Planning Department on August 9, 2018, the 120-day review period will conclude on Thursday, December 6, 2018. We are requesting a request, per the suggestion of our Preliminary Plan Reviewer, to extend the review through at least the end of January 2019. This would result in a final submittal on 11/27 with agency letters by 12/17.

Signature of Person Requesting the Extension

Signature

Date

11/03/2018

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 _____.