Preliminary Plan 120180090, Long Branch Corner – Regulatory Extension Request #2

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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 Chheng
- 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 and previous extension for the Subject Project, the Preliminary Plan review period will expire on January 31, 2019. Since the previous extension request was granted, the Applicant has not submitted revised plans and therefore requests an additional extension through April 30, 2019. This is the second extension request associated with the subject project.

Staff recommends APPROVAL of the extension request.

Attachment A: Applicant’s extension request
I believe at this time I need to request another extension. It's a safeguard because it turns out that I have used the Property Line data provided by Landmark Engineering the entire time. These data are not the same as Property Line data shown on Maryland Transit Administration Plans. Also, the survey from MTA is not up to date.

But we've come so far in the process, I believe that once we have the Property Line and Perpetual PEPCO Easements updated, that we'll be able to get MNCPPC and MC-DPS resubmitted in very short order.