



12500 Ardennes Avenue, Sketch Plan 320180200, Regulatory Extension Request #3



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: 1/28/19

Description

Request to extend the regulatory review period for Sketch Plan No. 320180200 for four months, from February 7, 2019 to June 6, 2019.

Location: Southwest corner of the intersection of Twinbrook Parkway and Ardennes Avenue.

Master Plan: 2009 *Twinbrook Sector Plan*.

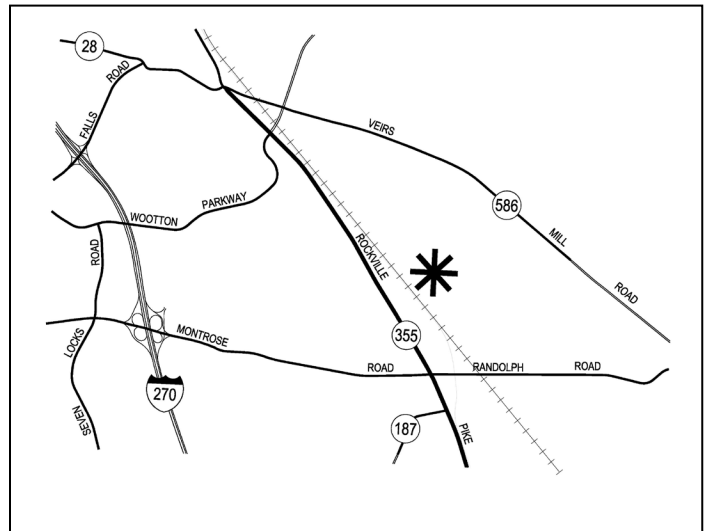
Zone: CR-2.0, C-1.5, R-2.0, H-145T.

Property size: 1.73 acres.

Application Accepted: June 8, 2018.

Applicant: Ardennes Partners, LLC.

Review Basis: Chapter 59, Zoning Ordinance.



Summary

Section 59.7.3.3.C generally states that a Sketch Plan application must be scheduled for a public hearing within 90 days after the date an application is accepted.

The Application was accepted on June 8, 2018, with a tentative Planning Board date of September 6, 2018. The Applicant received approval of a 30-day extension from the Director, which set a tentative Planning Board date of October 4, 2018, and the Planning Board subsequently approved an additional four-month extension from October 4, 2018 to February 7, 2019, to adequately finalize pruning and inspection of the health of the National Champion Crabapple Tree and continue coordination with Planning Staff and external agency comments. The Applicant has made another request to extend the regulatory review period four months from February 7, 2019 to June 6, 2019, to determine appropriate treatment of the National Champion Crabapple Tree and continue coordination with Planning Staff and external agency comments.

Staff supports the Applicant's request to extend the review period from February 7, 2019 to June 6, 2019.

Attachment 1: Applicant's extension request (January 25, 2019).



8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Effective: July 31, 2018

Phone 301.495.4550

Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

Request #1

Request #2

Request #3

M-NCPPC Staff Use Only

| | | | |
|---------------|-------|-------------------|-------|
| File Number | _____ | MCPB Hearing Date | _____ |
| Date Received | _____ | | |

Plan Name: 12500 Ardennes Avenue

Plan No. 320180200

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: February 7, 2019

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.)

Erin E. Girard

Linowes and Blocher LLP

Name

Affiliation/Organization

7200 Wisconsin Avenue, Suite 800

Street Address

Bethesda

MD

20814

City

State

Zip Code

(301) 961-5153

(301) 654-2801

egirard@linowes-law.com

Telephone Number ext.

Fax Number

E-mail

We are requesting an extension for 4 months until June 6, 2019

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

The development review process was stalled for a period of time to evaluate a champion tree on the property, and now the applicant needs additional time to coordinate the design of the proposed development with appropriate agencies.

Signature of Person Requesting the Extension

Signature

1/25/19
 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 _____.