Lauraner Knowles Estate, Preliminary Plan No. 120190080, Regulatory Extension Request #1

Amy Lindsey, Planner Coordinator, Area 2 Division, amy.lindsey@montgomeryplanning.org, 301-495-2189
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

Description

Request to extend the regulatory review period for Preliminary Plan No. 120190080 for two (2) months, from February 28, 2019 to April 25, 2019.

Location: 10509 Summit Avenue.
Zone: CRT-1.5 H-60.
Property Size: 0.84 acres.
Applicant: Thomas Brault/10509 Summit Venture, LLC.
Acceptance Date: October 30, 2018.
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 October 30, 2018, with a tentative Planning Board date of February 28, 2019. On February 2, 2019, the Applicant made a timely request for a two-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 two-month regulatory extension for the Preliminary Plan review period from February 28, 2019 to April 25, 2019, 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 as requested.

Attachment 1: Applicant’s extension request (dated February 2, 2019).
ATTACHMENT 1

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

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
www.montgomeryplanning.org

REGULATORY PLAN EXTENSION REQUEST

☑ Request #1  ☐ Request #2

File Number
Date Received
MCPB Hearing Date

Plan Name: Laueraner Knowles Estate - Knowles Station
Plan No. 120190080

This is a request for extension of:
☑ Preliminary Plan
☐ Project Plan
☐ Sketch Plan
☐ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: February 28, 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.)

Thomas A. Brault
10509 Summit Venture, LLC

Name
Affiliation/Organization

7215 Ridgewood Terrace
Chevy Chase, MD 20815

Street Address
City (703) 868-2832 (240) 460-0045 tbrault@woodsideventures.net

State Zip Code Telephone Number ext. Fax Number E-mail

We are requesting an extension for 2 months until April 25, 2019

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

To allow Applicant enough time to revise the stormwater management concept sufficiently to obtain DPS approval and MNCPCC Staff approval of the SWM facilities design, size and location within any Common Open Space areas, and other Agency letter approvals.

Applicant respectfully notes that it made several significant changes to its proposed development program to accommodate concerns raised by the Town of Kensington, then subsequently, Applicant revised its Preliminary Plan to accommodate MNCPCC Staff concerns raised at DRC.

Signature of Person Requesting the Extension

Signature Date

February 2, 2019
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 ____________________.