






Primrose Layhill, Preliminary Plan No. 120180250, Regulatory Extension Request #1

-  Emily Tettelbaum, Planner Coordinator, Area 2 Division, Emily.Tettelbaum@montgomeryplanning.org, (301) 495-4569
-  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: 2/15/19

Description

Request to extend the regulatory review period for Preliminary Plan No. 120180250 for three months, from February 28, 2019 to May 23, 2019.

Location: 14041 Layhill Road, southeast corner of the intersection of Layhill Road and Queensguard Road.

Master Plan: *1994 Aspen Hill Master Plan*.

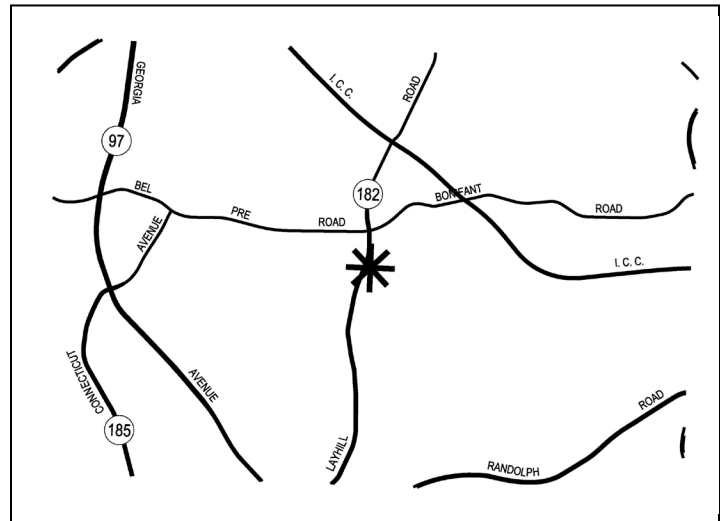
Zone: R-200.

Property Size: 4.22 acres.

Application Accepted: October 26, 2018.

Applicant: Layhill Property, 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 October 26, 2018, with a tentative Planning Board date of February 28, 2019. On February 12, 2019, the Applicant requested 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 February 28, 2019 to May 23, 2019 because unexpected comments were received from the Maryland State Highway Administration (SHA) on February 7, 2019 that required additional work by the Applicant that could not be completed and reviewed prior to the original Planning Board date.

Staff supports the Applicant’s request to extend the review period with a tentative Planning Board date of May 23, 2019.

Attachment 1: Applicant’s extension request (dated February 12, 2019).

ATTACHMENT 1



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: Primrose School/Layhill Road Plan No. 120180250

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: 28 February 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.)

Jody S. Kline	Miller, Miller & Canby	
Name	Affiliation/Organization	
200-B Monroe Street		
Street Address		
Rockville	Maryland	20850
City	State	Zip Code
(301) 762-5212	jskline@mmcanby.com	
Telephone Number	ext. Fax Number	E-mail

We are requesting an extension for 3 months until 23 May 2019

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

This subject preliminary plan was scheduled for Planning Board review after successful completion of the conditional use process. On February 7, 2019, the Applicant and M-NCPPC received late review comments from the State Highway Administration containing unexpected comments necessitating additional work by the Applicant, work that could not be completed, reviewed and added to Staff's report in time to retain the scheduled 28 February hearing date. This request for an extension asks for more than enough time to respond to SHA's request.

Signature of Person Requesting the Extension

JODY KLINE
Signature

12 February 2019
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 _____.