



Andrus Property, Preliminary Plan No. 120180130, Regulatory Extension Request #3

- ☐ Troy Leftwich, Senior Planner, Area 2 Division, Troy.Leftwich@montgomeryplanning.org, (301) 495-4553
- ☒ P.B. 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: 3/25/19

Description

Request to extend the regulatory review period for Preliminary Plan No. 120180130, from April 18, 2019 to June 27, 2019.

Location: West side of Greentree Road between Grubby Thicket Way and Barnett Road.

Master Plan: 1992 *North Bethesda/Garrett Park*.

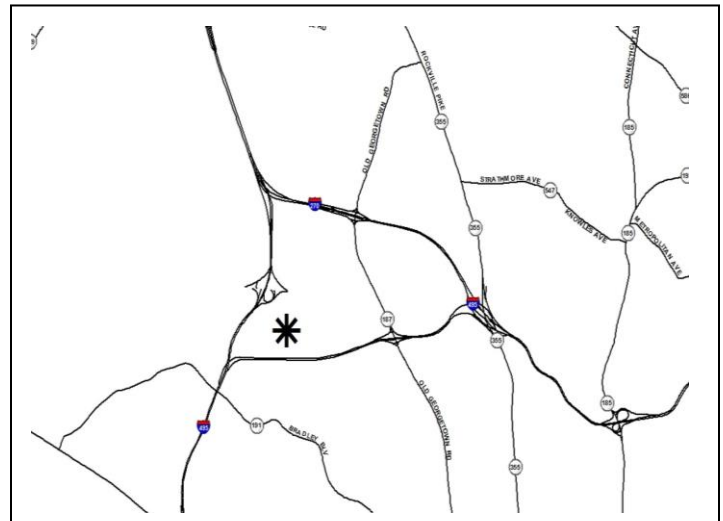
Zone: R-90.

Property Size: 5.38 acres.

Application Accepted: May 15, 2018.

Applicant: Andrus Group, 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 May 15, 2018, and the Planning Board previously approved a three-month extension request from September 13, 2018 to December 13, 2018; and a four-month extension from December 13, 2018 to April 18, 2019.

The Applicant is requesting an additional extension from April 18, 2019 to June 27, 2019, because additional time is required to complete a right-of-way abandonment process with MCDOT and the County Council and address agency comments, including lot configuration, stormwater management, public storm drainage and public street design.

Staff supports the Applicant's request to extend the review period from April 18, 2019 to June 27, 2019.

Attachment 1: Applicant's Extension Request No. 3



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 # **3**

MCPBC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Andrus Property

Plan No. 120180130

This is a request for extension of:

☐ Project Plan
☒ Preliminary Plan

☐ Sketch Plan
☐ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: April 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.)

Charles T. Grimsley, P.E.

Landmark Engineering, Inc.

Name

Affiliation/Organization

6110 Executive Blvd, Suite 110

Street Address

Rockville

MD

20852

City

State

Zip Code

(301) 230-5881

landmarkctg@aol.com

Telephone Number

ext.

Fax Number

E-mail

We are requesting an extension for 3 months until June 27, 2019

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

Applicant has continued to work with MCDOT and DPS regarding storm drainage and SWM Concept Plan processing. On Feb 22 we received further comments regarding the lot layout and configuration of the illustrative site plan concerning house types, driveways, exterior stairways, all of which had not been comments in the initial plan review. The Feb 22 review was not complete as it did not provide comments on the revised plan submittal from agencies or departments that had originally provided comments on the initial plan review.

Signature of Person Requesting the Extension

Charles T. Grimsley
 Signature

02/27/2019

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 _____.