12500 Ardennes Avenue, Sketch Plan 320180200, Regulatory Extension Request #4

Description
Request to extend the regulatory review period for Sketch Plan No. 320180200 for six weeks, from June 6, 2019 to July 18, 2019.


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 two additional four-month extensions from October 4, 2018 to February 7, 2019, and from February 7, 2019 to June 6, 2019, in order to adequately finalize pruning and inspection of the health of the National Champion Crabapple Tree, determine appropriate treatment of the National Champion Crabapple Tree and continue coordination with Planning Staff and external agency comments.

The Applicant is requesting a six-week extension of the regulatory review period, from June 6, 2019 to July 18, 2019, in order to finalize the review of the Sketch Plan prior to the public hearing.

Staff supports the Applicant’s request to extend the review period from June 6, 2019 to July 18, 2019.

Attachment 1: Applicant’s extension request (May 15, 2019).
Montgomery County Planning Department  
Maryland-National Capital Park and Planning Commission  

REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1  ☐ Request #2  ☑ Request #4

File Number
Date Received
MCPB Hearing Date

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:  
June 6, 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 & Blocher, LLP

Name  
Affiliation/Organization

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State  
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Telephone Number  
Fax Number  
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We are requesting an extension for 1.5 months until 07/18/2019

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

The processing of the Sketch Plan was significantly delayed due to the need to evaluate a national champion tree on the property, confirm the acceptability of its relocation and assess potential areas for its relocation. Other issues, such as coordinating sewer capacity issues with the City of Rockville, also caused an unusual delay. With these issues now largely resolved, the Sketch Plan was resubmitted on Monday, May 14, 2019. The applicant is therefore requesting an extension through July 18, 2019 to allow for sufficient comment and response periods and to allow staff adequate time to prepare its Report.

Signature of Person Requesting the Extension

[Signature]  
05/15/2019  
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 ________________.