



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



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Staff Report Date: 5/24/19

Description

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

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

Master Plan: 2009 *Twinbrook Sector Plan*.

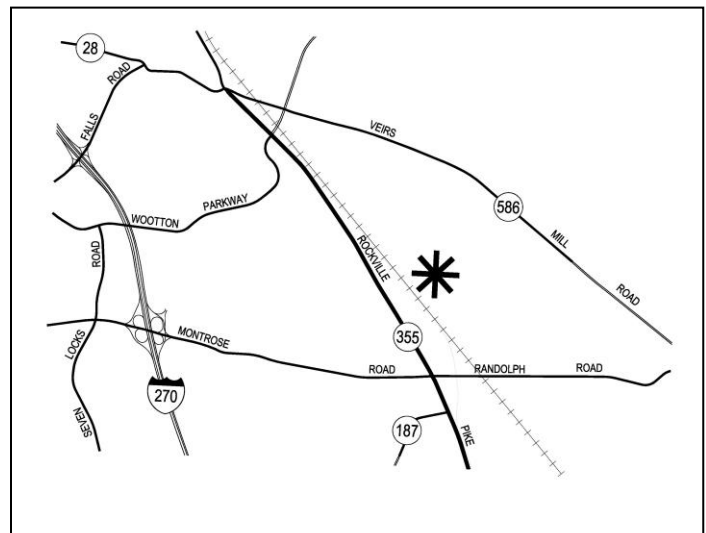
Zone: CR-2.0, C-1.5, R-2.0, H-145T.

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 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).

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 _____.