Takoma Junction, Preliminary Plan 120190150 and Site Plan 820190090 – Regulatory Extension Request #1

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Description

- Request to extend review of one lot for up to 40,762 square feet of commercial uses.
- Located on the south side of Ethan Allen Avenue at its intersection with Carroll Avenue in the City of Takoma Park
- 1.25 acres
- NR-0.75 H-50 and Takoma Park/East Silver Spring Overlay zones
- 2000 Takoma Park Master Plan
- Applications accepted on February 14, 2019
- Applicant: NDC Takoma Junction LLC
- Chapter 50, Chapter 59, Chapter 22A

Section 50.4.1.E of the Subdivision Regulations provides a 120-day limit for preliminary plan hearings. Similarly, Section 59.7.3.4.C provides a 120-day limit for site plan hearings. The Planning Board may, however, extend these periods. Based on the Application’s acceptance date of February 14, 2019, the review periods for these applications will expire on June 13, 2019. The Applicant has requested, in an application dated May 28, 2019, that the Preliminary Plan and Site Plan review periods be extended to January 9, 2020, to allow resolution of comments raised by the Development Review Committee and the Historic Preservation Commission, as well as the conclusion the Maryland State Highway Administration’s Visioning Study for the adjacent road intersection currently underway. This is the first extension request associated with the subject project.

Staff recommends APPROVAL of the extension requests.

Attachment A: Applicant’s extension request
Montgomery County Planning Department  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
www.montgomeryplanning.org  
Effective: July 31, 2018  
Phone: 301.495.4550  
Fax: 301.495.1306  

REGULATORY REVIEW EXTENSION REQUEST

☑ Request #1  ☐ Request #2

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<th>File Number</th>
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Plan Name: Takoma Junction  
Plan No. 120190150 and 820190090

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

The Plan is tentatively scheduled for a Planning Board public hearing on: June 20, 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

7200 Wisconsin Avenue, Suite 800  
Bethesda

Street Address  
City  
Telephone Number  
Fax Number

(301) 961-5153  
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We are requesting an extension for 7 months until January 9, 2020

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

The Applicant is filing this Regulatory Review Extension Request to extend the regulatory review period for the Preliminary and Site Plan applications through January 9, 2020. The Applicant needs additional time to coordinate the design of the proposed development with appropriate agencies. In particular, the State Highway Administration ("SHA") is conducting a Vision Study for Takoma Junction focusing on the intersection of MD 195 and MD 410, where the subject property is located, and has stated that it cannot provide the Applicant comments on its Preliminary Plan until the Vision Study is completed in Fall 2019. Thus, the Applicant is requesting an extension of the regulatory review period through January 9, 2020 to allow sufficient time for the study to be completed and subsequent review performed.

Signature of Person Requesting the Extension

______________________________
Signature  
05/28/2019  
Date