



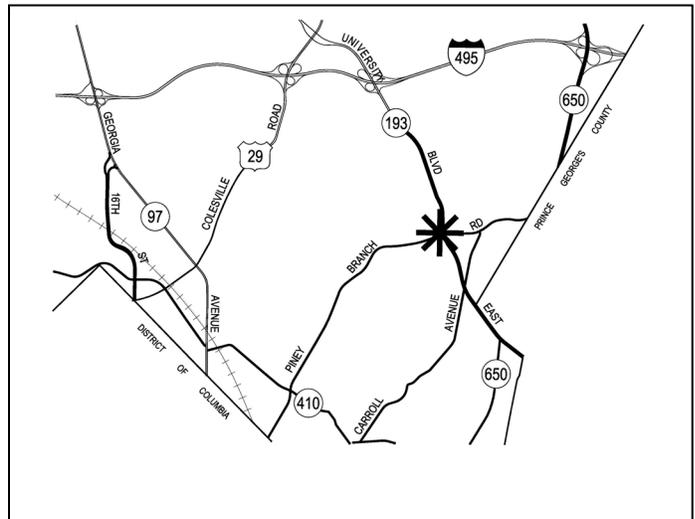
**Preliminary Plan 120180090, Long Branch Corner – Regulatory Extension Request #4**

-  Matthew Folden, Planner/ Coordinator, Area 1, matthew.folden@montgomeryplanning.org, (301) 495-4539
-  Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115
-  Mark Pfefferle, Interim Chief, Area 1, mark.pfefferle@montgomeryplanning.org, (301) 495-4730

Staff Report Date: 4.25.19

**Description**

- Third request to extend review of a subdivision to create one lot.
- Located on the northwest side of the Piney Branch Rd/ University Blvd East intersection
- 0.65 acres (28,537 square feet)
- CRT 2.5 C 0.5 R 2.5 H 60' zone
- 2013 Long Branch Sector Plan
- Application accepted on August 9, 2018
- Applicant: Michael Chheng
- Chapter 50, Chapter 22A



**Staff Recommendation: Approval of the extension request.**

Section 50.4.1.E of the Subdivision Regulations provides a 120-day limit for preliminary plan hearings. The Planning Board may, however, extend this period. Based on the Application’s acceptance date of August 9, 2018 and previous extensions for the Subject Project, the Preliminary Plan review period will expire on June 30, 2019. The first extension request was granted by the Board on December 6, 2018, extending the review period from December 7, 2018 to January 31, 2019. The second extension request was granted by the Board on January 24, 2019, extending the review period from January 31, 2019 to April 30, 2019. The third extension request was granted by the Board on April 4, 2019, extending the review period from April 30, 2019 to June 30, 2019.

Since the previous extension request was granted, the Applicant has not submitted revised plans and has continued to work on previous comments with the new consultant team. The Applicant therefore requests an additional three-month extension through September 30, 2019. This is the fourth extension request associated with the subject project.

Staff recommends **APPROVAL** of the extension request.

Attachment A: Applicant’s extension request



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Effective: July 31, 2018

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**REGULATORY REVIEW EXTENSION REQUEST**

Request #1       Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

**Plan Name:** Long Branch Corner      **Plan No.** 120180090

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 30

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.)

Emily Bacher	R. Michael Cross LLC
<i>Name</i>	<i>Affiliation/Organization</i>
2001 S ST NW Suite 230	
<i>Street Address</i>	
Washington	DC
<i>City</i>	<i>State</i>
(202) 536-3006	20010
<i>Telephone Number</i>	<i>Zip Code</i>
ext.      Fax Number	E-mail
	ebacher@rmichaelcross.com

We are requesting an extension for 3 months until September 2019

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

We are requesting an extension due to the unique nature of the project site and the number of stakeholders with which coordination is required. The site is located at the intersection of an arterial roadway and a major highway, and is adjacent to a future Purple Line station. A new design team was brought on to this project in February, and we are engaged in on-going coordination with the Purple Line, DPS, and PEPCO. We request additional time for coordination so that we can provide the most accurate plan possible for review.

**Signature of Person Requesting the Extension**

Emily Bacher  
Signature

4/24/19  
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 \_\_\_\_\_.