



Preliminary Plan 120180090, Long Branch Corner – Regulatory Extension Request #5



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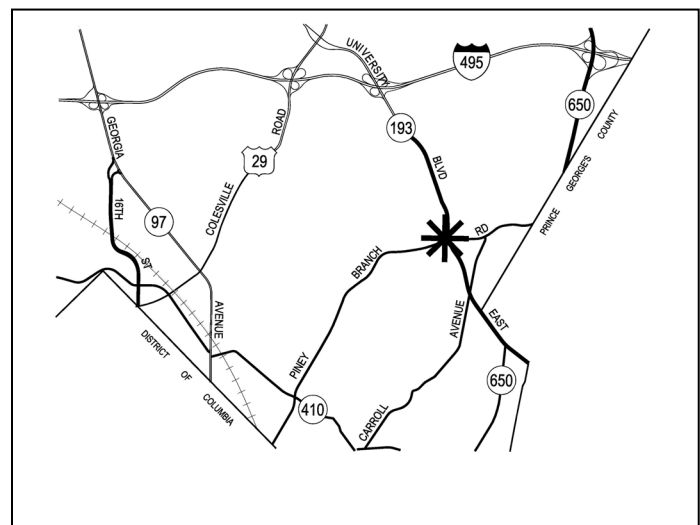


Elza Hisel-McCoy, Chief, Area 1, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115

Staff Report Date: 9.4.19

Description

- Fifth 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 September 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. The fourth extension request was granted by the Board on June 27, 2019, extending the review period from June 30, 2019, to September 30, 2019.

The Applicant is a small business owner and this Application represents their first foray into land development. Since the previous extension request was granted, the Applicant continues to work to address agency comments. Items that remain outstanding include: an updated site survey, stormwater management, and on-going coordination with the State Highway Administration. The Applicant therefore requests an additional three-month extension through December 30, 2019. This is the fifth extension request associated with the subject project.

Attachment A: Applicant's extension request



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

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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
Preliminary Plan

☐
☐

Sketch Plan
Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: September 20th

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	
Name		Affiliation/Organization	
2001 S ST NW #230			
Street Address			
Washington		DC	20010
City		State	Zip Code
(202) 536-3006		ebacher@rmichaelcross.com	
Telephone Number	ext.	Fax Number	E-mail

We are requesting an extension for 3 months until December 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. We are engaged in on-going coordination with the Purple Line, DPS, and PEPCO. We are also working with engineers to modify the previous storm water design to coordinate with the revisions required by the agencies listed above. 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

08/06/19
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 _____.