



7025 Longwood Drive, Administrative Subdivision 620190100, Extension Request No. 2



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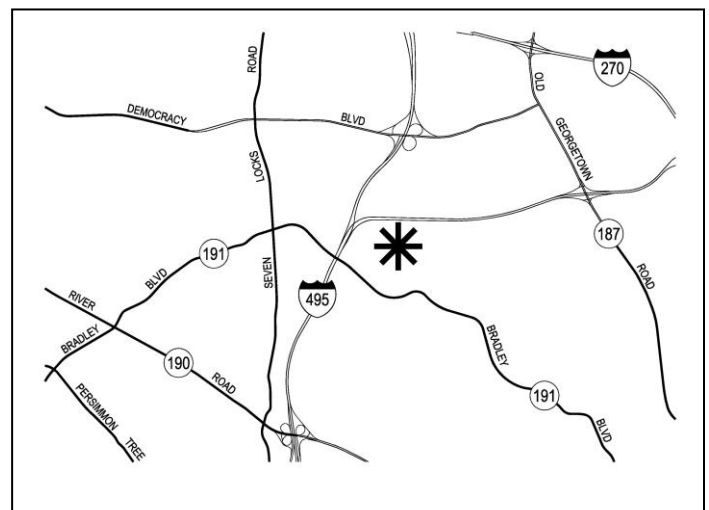


Elza Hisel-McCoy, Chief, Area 1, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115

Staff Report Date: 9/13/2019

Description

- Request to extend the review period for an administrative subdivision plan from September 26, 2019, to December 27, 2019.
- Location: Longwood Drive approximately 280 feet east of Brooke Drive
- Zone: R-200
- Master Plan: 1990 Bethesda-Chevy Chase Master Plan
- Property size: 0.99 acres.
- Applicant: Benning & Associates Inc.
- Acceptance Date: April 3, 2019



Summary

Section 50.6.3.B provides a 90-day limit for administrative subdivision plan hearings. The Planning Board approved an extension request on June 13, 2019 to extend the review period to September 26, 2019. The Applicant requested, in an application dated August 29, 2019, that the review period for the Administrative Subdivision Plan be extended again to the end of the calendar year. Since approval of the first extension request, the Applicant has retained an attorney and has been working to improve components of the application. While the lot layout design has improved, the Applicant continues to revise the stormwater management concept, their Forest Conservation Law variance request, and roadway and site access. Therefore, the Applicant is seeking a second extension request to December 27, 2019, to allow additional time to incorporate revisions and obtain necessary approvals from outside agencies.

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

Attachment A: Applicant’s extension request



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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: LONGWOOD **Plan No.** 620190100

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: September 26th

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.)

Soo Lee-Cho, Esq.		Miller, Miller and Canby	
<i>Name</i>		<i>Affiliation/Organization</i>	
200-B Monroe Street			
<i>Street Address</i>			
Rockville		MD	20850
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 762-5212		slcho@mmcanby.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 3 months until December 27th

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

The Applicant requires additional time to evaluate and address further suggested changes received from planning staff on/about 8/23/19 in response to Applicant's revised site layout.

Additional time is also needed to obtain necessary approvals from outside agencies in particular from MCDPS on the stormwater management concept plan, which was further revised to accommodate site layout changes and resubmitted by the Applicant on/about 8/19/19.

Signature of Person Requesting the Extension



Signature

8/29/19

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 _____.