



Poplar Grove: Preliminary Plan No. 120190040 & Site Plan No. 820190060 – Regulatory Review Extension Request No. 3

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Staff Report Date: 9/18/19

Description

Preliminary Plan No. 120190040: Request for a third extension to the 120-day regulatory review period for the Preliminary Plan by three weeks.

Site Plan No. 820190060: Request for a third extension to the 120-day regulatory review period for the Site Plan by three weeks.

The property is located on the east side of Century Boulevard between Father Hurley Boulevard and the future Dorsey Mill Road; 19.41 net acres; CR 2.0, C-1.75, R-1.0, H-145T and Germantown Transit Mixed Use Overlay Zone; 2009 Germantown Employment Area Sector Plan.



Applicant: Symmetry at Cloverleaf LLC

Submittal Date: November 8, 2018

Review Basis: Chapters 50, 59

Recommendation: Approval of the extensions

Summary

Section 59-7.3.4.C. of the Zoning Ordinance and Section 50.4.1.E of the Subdivision Ordinance establishes the review procedures for Site Plans and Preliminary Plans, both providing for 120-day limits to their review period. The Planning Director may postpone the public hearing by up to 30 days once without Planning Board approval. The Planning Director or applicant may request an extension beyond the original 30 days with Planning Board approval. The current regulatory review deadline for the Preliminary and Site Plans for Poplar Grove is September 26, 2019.

The Preliminary and Site Plans have previously received two extensions, one four-month extension by the Planning Board, based on additional time needed to resolve many issues raised by the DRC committee, and a second two month extension to resolve outstanding coordination between MCDOT, Stormwater Management and the Applicant.

All of the outstanding issues with review agencies have been resolved, however a discrepancy in the methodology for calculating vehicle trip generation rates was discovered during final preparation of the Staff Report, which led to multiple Staff Report revisions and an ultimate postponement of the scheduled September 5, 2019 hearing. Revised transportation documents utilizing a mutually agreed upon methodology have been received and are under review by Staff. A new hearing may be scheduled as early as October 3rd, however two extra weeks are requested safeguarding from any last minute changes.

Attachment A: Third Extension Request and Applicant's Justification Letter