



St. Anne's Episcopal Church: Preliminary Plan No. 120180230 – Regulatory Review Extension Request No. 1

Ryan Sigworth AICP, Senior Planner, Area 3, Ryan.Sigworth@Montgomeryplanning.org 301-495-2112

Sandra Pereira, Supervisor, Area 3, Sandra.Pereira@montgomeryplanning.org, (301) 495-2186

Richard Weaver, Chief, Area 3, Richard.Weaver@montgomeryplanning.org, (301) 495-4544

Staff Report Date: 10/11/19

Description

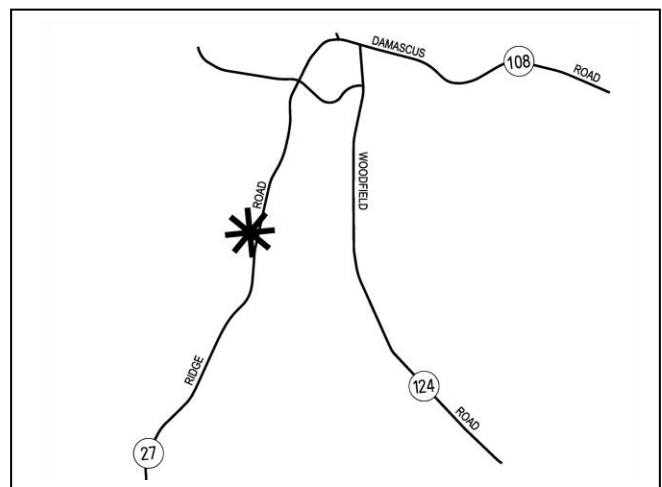
St. Anne's Episcopal Church, Preliminary Plan No.

120180230: Request to extend the regulatory review period from October 31, 2019 to January 30, 2020; for subdivision of a platted parcel (Plat No.6531) into two (2) lots for an existing religious assembly use, an existing one-family residential use and a proposed multi-family building with 76 independent senior living dwelling units; located on the 25100 Ridge Road, 10.49 acres, R-200 Zone, 2006 *Damascus Master Plan*.

Applicant: Rector, Wardens & Vestryman of St. Anne's Episcopal Church

Accepted Date: July 8, 2019

Review Basis: Chapter 50



Summary

Section 50.4.1.E of the Subdivision Regulations establishes the review procedures for a Preliminary Plan application and states that:

“the Board must schedule a public hearing to begin within 120 days after the date the Director accepts an application. The Director may postpone the public hearing by up to 30 days once without Board approval. The Director or applicant may request one or more extensions beyond the original 30 days with Board approval. The Board must notice the public hearing and indicate the new hearing date on the Board’s agenda. An application that was filled before February 13, 2017 is not subject to the subsection.”

The St. Anne's Episcopal Church, Preliminary Plan application was accepted on July 8, 2019, which established a Planning Board date no later than October 31, 2019. The Applicant is requesting a 3-month extension, which will provide sufficient time to fully address DRC comments. Specifically, the Applicant is still investigating the feasibility of a pedestrian connection between the Subject Property and the adjacent residential neighborhood, and the Applicant is still preparing a noise study (Attachment A). This is the Applicant's first extension request, which would typically be reviewed by the Director, however, any extension beyond 30 days requires approval from the Planning Board. Granting the extension establishes a Planning Board date no later than January 30, 2020.

Staff recommends **approval** of this extension request.

Attachment A: Extension request



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

Effective: December 5, 2014

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

 Request #1 Request #2

M-NCPPC Staff Use Only

File Number Date Received	_____	MCPB Hearing Date	_____
------------------------------	-------	-------------------	-------

Plan Name: _____ Plan No. 120180230

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: October 31, 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.)

Jody S. Kline, Esq.

Miller, Miller & Canby (Attorney for Applicant)

Name

Affiliation/Organization

200-B Monroe Street

Street Address

Rockville

Maryland

20850

City

State

Zip Code

(301) 762-5212

jskline@mmcanby.com

Telephone Number ext. Fax Number

E-mail

We are requesting an extension for 3 months until January 31, 2020

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

Issues have arisen about the treatment of various accessory structures on the property and how those buildings should be treated upon creation of new lot lines. Also, staff recommended that the Applicant investigate the possibility of a pedestrian connection to the adjacent residential neighborhood, an effort still under way. Finally, a noise study recommended by DRC is still underway and its completion and delivery date are uncertain.

Signature of Person Requesting the Extension

Jody Kline
Signature

10 October 2019

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 _____.