



Montgomery County Humane Society Campus, Preliminary Plan 120190100, Regulatory Extension Request #2

AL

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Staff Report Date: 12/9/19

Description

Request to extend the regulatory review period for Preliminary Plan No. 120190100 for three months, from December 19, 2019 to March 19, 2020.

Location: Southwest corner of the intersection of Georgia Avenue and Aspen Hill Road.

Master Plan: 1994 *Aspen Hill Master Plan*.

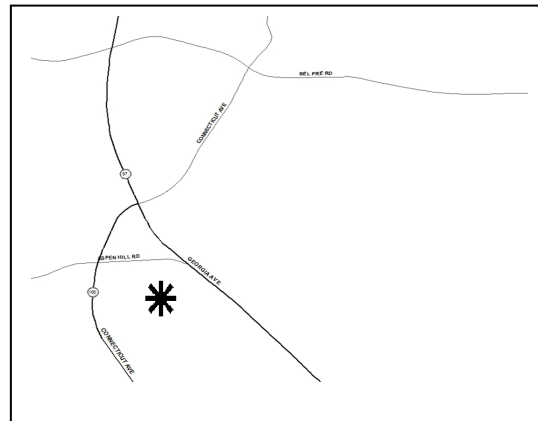
Zone: R-60.

Property size: 7.79 acres.

Application Accepted: February 4, 2019.

Applicant: Montgomery County Humane Society, Inc.

Review Basis: Chapter 50, Subdivision Regulations.



Summary

Section 50-4.1.E of the Subdivision Regulations generally states that Preliminary Plan applications must be scheduled for a public hearing within 120 days after the date an application is accepted.

The Application was accepted on February 4, 2019, with a tentative Planning Board date of June 13, 2019. On May 28, 2019, the Applicant made a timely request for a six-month extension, which exceeded the 30-day extension that can be granted by the Planning Director. This request was approved by the Planning Board on June 20, 2019, to extend the regulatory review period until December 19, 2019.

The Applicant is requesting an additional three-month regulatory extension for the Preliminary Plan review period from December 19, 2019 to March 19, 2020, because the property is designated historic and requires additional requirements to be met under the recently adopted burial site regulations. These additional requirements have resulted in complications and delays by: a) identification and location of all human burials on the property; b) extensive coordination with historic preservation staff and multiple presentations to the Historic Preservation Commission; c) preparation of studies related to adjacent bikeways and coordination with bicycle planners.

Staff supports the Applicant’s request to extend the review period from December 19, 2019 to March 19, 2020.

Attachment 1: Applicant’s extension request (dated November 27, 2019).



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

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: Montgomery County Humane Society Campus Plan No. 120190100
(Aspen Hill Cemetery)

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: 19 December 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, Attorney for Applicant

Name		Affiliation/Organization	
<u>200-B Monroe Street</u>			
Street Address			
<u>Rockville</u>		<u>MD</u>	<u>20850</u>
City		State	Zip Code
<u>301-762-5212</u>		<u>jskline@mmcanby.com</u>	
Telephone Number	ext.	Fax Number	E-mail

We are requesting an extension for 3 months until March 19, 2020

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

Processing of the preliminary plan of subdivision has been complicated and delayed by: a) identification and location of all human burials on the property; b) extensive coordination with historic preservation staff and multiple presentations to the Historic Preservation Commission; c) preparation of studies related to adjacent bikeways and coordination with bicycle planners. A preliminary hearing before HPC on December 4, and a subsequent hearing before HPC for permission to demolish a building deemed non-essential to the historic character of the site should allow the preliminary plan to move forward in review and presentation to the Planning Board.

Signature of Person Requesting the Extension

JODY KLINE
Signature Jody S. Kline

27 NOVEMBER 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 _____.