


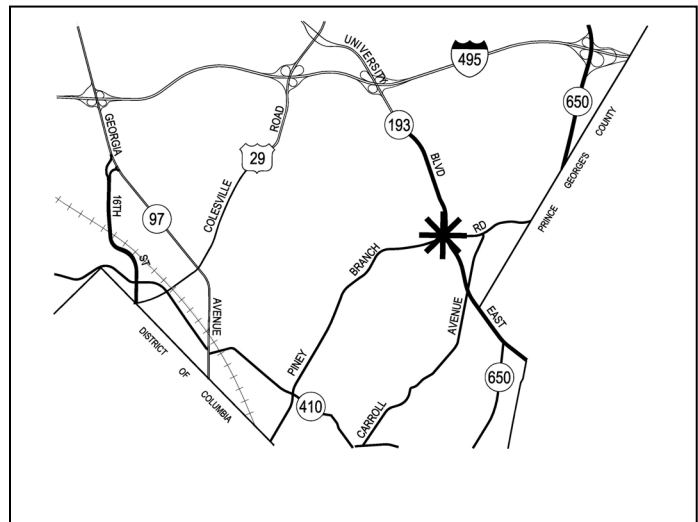
Preliminary Plan 120180090, Long Branch Corner – Regulatory Extension Request #6

-  Matthew Folden, Planner Coordinator, Area 1, Matthew.Folden@montgomeryplanning.org, 301.495.4539
-  Stephanie Dickel, Supervisor, Area 1, Stephanie.Dickel@montgomeryplanning.org, 301.495.4527
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Staff Report Date: 11.8.19

Description

- Sixth 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 December 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 fifth extension request was granted by the Board on September 26, 2019, extending the review period from September 30, 2019, to December 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 has retained legal counsel, changed engineering firms, and continued to work toward addressing 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 six-month extension through June 30, 2019. This is the sixth extension request associated with the subject project.

Attachment A: Applicant's extension request



8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

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Effective: July 31, 2018

Phone 301.495.4550
 Fax 301.495.1306

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 Sketch Plan
 Preliminary Plan Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: December 12th

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 Design Group	
<i>Name</i>		<i>Affiliation/Organization</i>	
2001 S ST NW #230			
<i>Street Address</i>			
Washington		DC	20009
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(202) 536-3006		ebacher@rmichaelcross.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 6 months until June 2020

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

We are continuing to work with DPS to obtain a storm water plan approval. We are also working with our civil engineer to resolve some survey discrepancies, and would like to ensure enough time to resurvey the site if needed.

Signature of Person Requesting the Extension

Emily Bacher
 Signature

11/04/2019
 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 _____.