

Takoma Junction, Preliminary Plan 120190150 and Site Plan 820190090 – Regulatory Extension Request #2

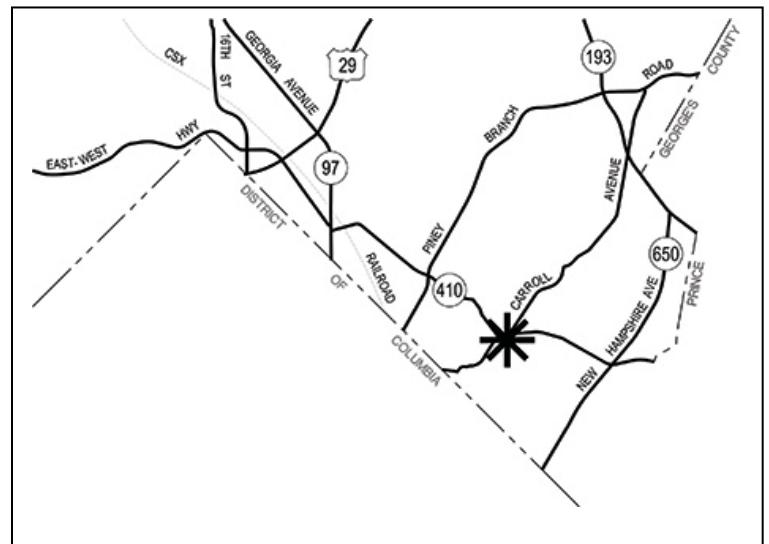


Elza Hisel-McCoy, Chief, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115

Staff Report Date: 12.27.19

Description

- Second request to extend review of one lot for up to 40,762 square feet of commercial uses.
- Located on the south side of Ethan Allen Avenue at its intersection with Carroll Avenue in the City of Takoma Park
- 1.25 acres
- NR-0.75 H-50 and Takoma Park/East Silver Spring Overlay zones
- 2000 Takoma Park Master Plan
- Applications accepted on February 14, 2019
- Applicant: NDC Takoma Junction LLC
- Chapter 50, Chapter 59, Chapter 22A



Section 50.4.1.E of the Subdivision Regulations provides a 120-day limit for preliminary plan hearings. Similarly, Section 59.7.3.4.C provides a 120-day limit for site plan hearings. The Planning Board may, however, extend these periods. On June 13, 2019, the Planning Board extended the review periods for the above applications from June 13, 2019 to January 9, 2020. During this period, the Applicant worked successfully to address architectural comments from the Historic Preservation staff and Historic Preservation Commission during several Preliminary Consultations. More critically, however, the State Highway Administration still has not reviewed the Applicant's traffic study, submitted with the original application in February 2019, pending completion of its Visioning Study for the intersections surrounding the site. Given the site's primary frontage on a state road and the potential significant impact of those review comments, the Applicant has not been able to respond to the DRC comments provided by the other agencies in March 2019. The Applicant has therefore requested, in an application dated December 4, 2019, that the Preliminary Plan and Site Plan review periods again be extended, from January 9, 2020 to July 30, 2020, to await SHA's DRC comments. This is the second extension request associated with the subject project.

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

Attachment A: Applicant's extension request



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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: Takoma Junction Plan No. 120190150; 820190090

This is a request for extension of: Project Plan Preliminary Plan Sketch Plan Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 01/09/2020

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.)

Erin E. Girard Miles & Stockbridge, P.C.
 Name Affiliation/Organization
11 North Washington Street, Suite 700
 Street Address
Rockville MD 20850
 City State Zip Code
(301) 517-4804 (301) 517-4804 egirard@milesstockbridge.com
 Telephone Number Fax Number E-mail

We are requesting an extension for 7 months until 07/30/2020

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

At the time of the initial extension request, the Applicant had understood that the State Highway Administration ("SHA") would be done with its Vision Study for Takoma Junction, focusing on the intersection of MD 195 and MD 410, this fall. SHA previously stated that it would not review the Preliminary Plan until the study was done, and it was the Applicant's hope that a fall completion of the study would allow for Planning Board review of the applications in January. SHA has still not completed the study, however, and has not provided an updated timeline for review. Therefore, the Applicant is requesting a seven month extension to allow sufficient time for completion of the study and review process by all agencies. The Applicant understand from Planning Staff that, despite this long extension, the applications will move forward as expeditiously as possible following completion of SHA's study and their review of the preliminary plan.

Signature of Person Requesting the Extension

Erin E. Girard
 Signature

12/4/19
 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 _____.