


Montgomery County Humane Society Campus, Preliminary Plan 120190100, Regulatory Extension Request #3

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Staff Report Date: 3/9/20

Description

Request to extend the regulatory review period for Preliminary Plan No. 120190100 for five (5) months, from March 19, 2020 to July 30, 2020.

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

Master Plan: 1994 *Aspen Hill Master Plan*.

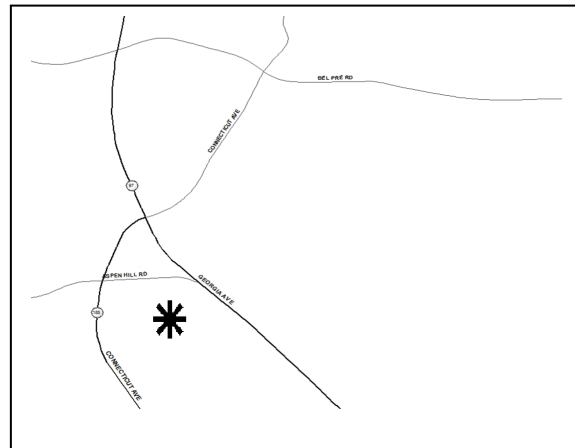
Zone: R-60.

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 20, 2019. On June 20, 2019, the Planning Board approved Extension Request #1 for six months from June 20, 2019 to December 19, 2019. On December 19, 2019, the Planning Board approved Extension Request #2 for three months from December 19, 2019 to March 19, 2020.

The Applicant is requesting an additional five-month regulatory extension for the Preliminary Plan review period March 19, 2020 to July 30, 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 March 19, 2020 to July 30, 2020.

Attachment 1: Applicant's extension request (March 5, 2020).

ATTACHMENT 1



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

Effective: February 6, 2019

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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2 Request #3

M-NCPPC Staff Use Only		
File Number	_____	MCPB Hearing Date
Date Received	_____	_____

Plan Name: Montgomery County Humane Society Campus (Aspin Hill Cemetery) **Plan No.** 120190100

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: 03/19/2020

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.)

Jody S. Kline, Attorney for Applicant		Miller, Miller & Canby	
<i>Name</i>		<i>Affiliation/Organization</i>	
200-B Monroe Street			
<i>Street Address</i>			
Rockville		MD	20850
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 762-5212	(301) 424-9673	JSKline@mmcanby.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 5 months until 07/30/2020

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

(Request #3)-Processing of the preliminary plan of subdivision has been complicated by a) identification and location of all human burials on the property (now complete after extensive field investigation); b) lengthy and involved coordination with Historic Preservation staff and multiple presentations to the Historic Preservation Commission; and c) studies and discussions with bikeway planners regarding implementation of the County's Master Plan of Bikeways and its impact on a site both designated historic and containing human and animal burial remains.

Signature of Person Requesting the Extension

Signature Jody Kline
by Sean Hughes
Sean Hughes

03/05/2020
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 _____.
