



Key Bridge Estates, Preliminary Plan No. 120190170, Regulatory Extension Request #2



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Completed: 2/14/2020

Description

Request to extend the regulatory review period for Preliminary Plan No. 120190170 for two months, from March 2, 2020 to May 2, 2020.

Location: 1415 Smith Village Road.

Master Plan: 1997 *White Oak Master Plan*.

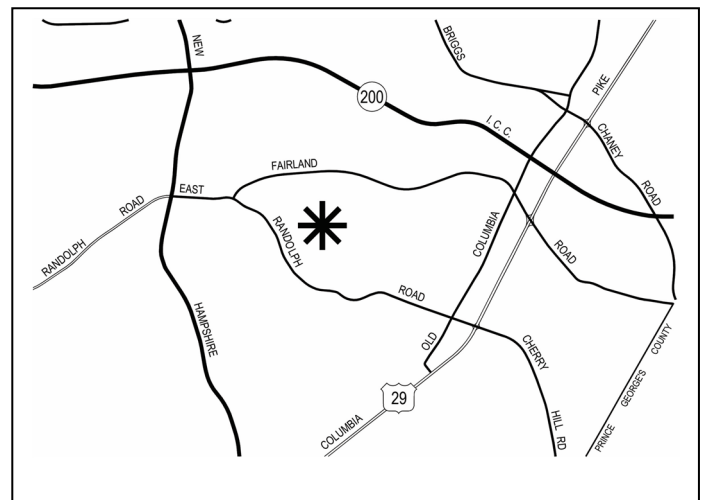
Zone: R-90.

Property Size: 2.17 acres.

Applicant: Key Bridge International Real Estate LLC.

Acceptance Date: September 11, 2019.

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 September 11, 2019, with an original tentative Planning Board date of January 9, 2020. On January 9, 2020, the Planning Board approved Extension Request #1 for two months from January 9, 2020 to March 2, 2020. The Applicant is requesting a second two-month regulatory extension for the Preliminary Plan review period from March 2, 2020 to May 2, 2020, because additional time is required to address the Planning Department and external agency comments.

Staff supports the Applicant's request to extend the review period with a tentative Planning Board date of April 30, 2020, although the hearing may take place before the end of the review period.

Attachment 1: Applicant's extension request (dated January 31, 2020).

ATTACHMENT 1



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

Effective: February 6, 2019

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Silver Spring, Maryland 20910-3760

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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: Key Bridge Subdivision Plan No. 12019017~

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: _____

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.)

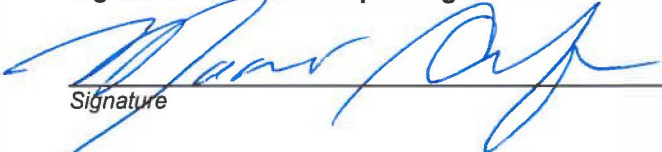
Mamo Assefa, PE		M.A Design Group	
Name		Affiliation/Organization	
~ Chester Mill Road			
Street Address			
Silver Spring		MD	20906
City		State	Zip Code
(240) 271-9759			
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 2 months until 05/02/2020

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

Event hough the project has progressed it appears that approvals needed have not been obtained from the various agencies MNCPPC staff will require this approval prior to presenting it to the board. It is anticipated we will get this approval prior to the two months extension, if so we will request that the hearang be held earlier, assuming all that all the required notices and reports can be made on time.

Signature of Person Requesting the Extension



Signature

01/31/20

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 _____.