



MCPB

Item No.: Consent

Date:

Preliminary Plan 120200010, 809 Easley Street – Regulatory Extension Request #2



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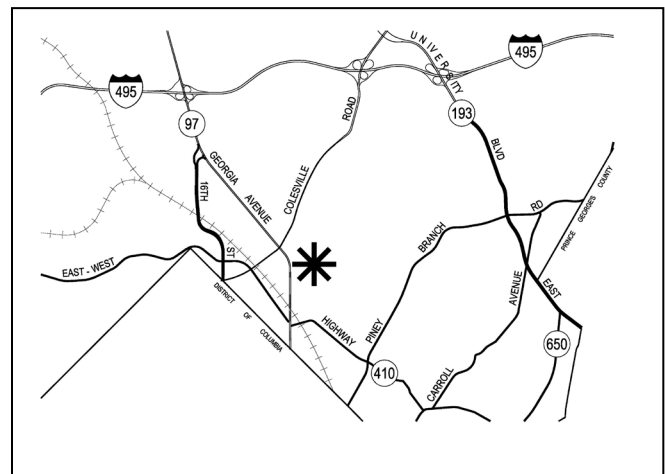


Elza Hisel-McCoy, Chief, Area 1, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115

Staff Report Date: 2.27.20

Description

- Second request to extend review of a subdivision to create one lot.
- Located on the north side of the Easley Street, approximately 300 feet east of Fenton Street.
- 0.17 acres (7,500 square feet)
- CRN 0.5 C 0.5 R 0.25 H-35 zone
- 2000 Silver Spring CBD Sector Plan
- Acceptance Date: October 29, 2019
- Applicant: Red Rock Films, Inc.
- 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 October 29, 2019 and previous 1-month extension for the Subject Project, the Preliminary Plan review period will expire on March 26, 2020. The first extension request was granted by the Planning Director on January 8, 2020, extending the review period from February 26, 2020 to March 26, 2020.

The Applicant is continuing to address agency comments and requests additional time to coordinate with reviewing agencies. Items that remain outstanding include: a public storm drain connection, compliance with the Silver Spring Streetscape requirements, and documentation of the proposed off-site parking facility. The Applicant therefore requests an additional two-month extension through May 29, 2020. This is the second extension request associated with the subject project.

Attachment A: Applicant's extension request



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

Effective: December 5, 2014

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REGULATORY PLAN EXTENSION REQUEST

☐ Request #1

☐ Request #2

M-NCPPC Staff Use Only

File Number Date Received	_____	MCPB Hearing Date	_____
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Plan Name: _____ **Plan No.** _____

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.)

Name		Affiliation/Organization	
Street Address			
City	State		Zip Code
Telephone Number	ext.	Fax Number	E-mail

We are requesting an extension for _____ months until _____

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

Signature of Person Requesting the Extension

Signature 

Date _____