






Preliminary Plan 120200010, 809 Easley Street – Regulatory Extension Request No. 3

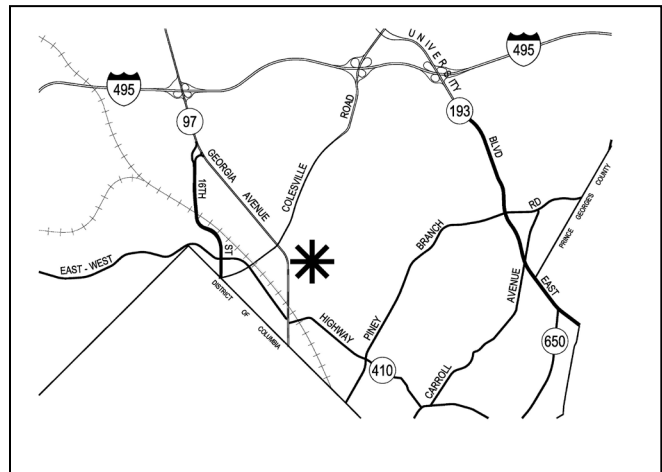
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Staff Report Date: 4.17.20.20

Description

Third request to extend review of a subdivision to create one lot from May 29 through July 30.

- 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*
- Applicant: Red Rock Films, Inc.
- Acceptance Date: October 29, 2019



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 two previously approved extensions for the Subject Project, the Preliminary Plan review period will expire on May 29, 2020. The first extension was approved by the Planning Director extending the review period from February 26 to March 26. The second extension request was granted by the Planning Board on March 26, 2020, extending the review period from March 26, 2020 to May 29, 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 fire and safety code requirements, coordination on frontage improvements with MCDOT staff and information necessary to demonstrate compliance with the Zoning Code development standards, to comply with M-NCPPC and DPS staff comments. The Applicant therefore requests an additional two-month extension through July 30, 2020. The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance. This is the third extension request associated with the subject project.

Attachment A: Applicant’s extension request



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 Silver Spring, Maryland 20910-3760

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Effective: February 6, 2019

Phone 301.495.4550
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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: 809 Easley Street **Plan No.** 120200010

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: 05/28/2020

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.)

Russell E. Reese		Maddox Engineers & Surveyors, Inc.,	
<i>Name</i>		<i>Affiliation/Organization</i>	
3204 Tower Oaks Boulevard			
<i>Street Address</i>			
Rockville		MD	<input type="checkbox"/> 20852
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 762-9001		rreese@maddoxinc.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 1 months until 06/25/2020

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

Our storm drain connection has received approval, but a couple weeks past of the deadline for our previously requested Board date. Review times and production times have both taken longer than anticipated in our current health emergency. We are now in a position to address final comments and provide Staff with a complete plan submission. The only pending issue is an off-site parking waiver currently under review by Mark Beall, and we anticipate resolution of that issue shortly.

Signature of Person Requesting the Extension



Signature

04/03/2020

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 _____.