



Key Bridge Estates, Preliminary Plan No. 120190170, Regulatory Extension Request #4



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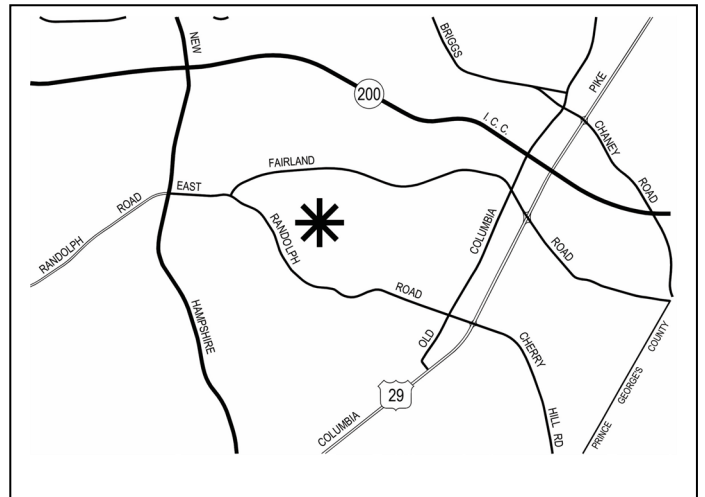
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Completed:5/22/2020

Description

Request to extend the regulatory review period for Preliminary Plan No. 120190170 for one (1) month, from June 4, 2020 to July 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 a tentative Planning Board date of January 9, 2020. On January 9, 2020, the Planning Board approved a two-month extension request to March 2, 2020. On February 27, the Planning Board approved a separate regulatory extension request until May 2, 2020. On April 30, 2020, the Planning Board approved a separate regulatory extension request until June 4, 2020.

The Applicant is requesting a fourth regulatory extension of the Preliminary Plan review period for one month from June 4, 2020 to July 2, 2020, because the Subject Property is in the James H. Blake cluster. The James H. Blake cluster service area is in a moratorium for FY 2020 because its 10 elementary schools collectively exceed the 120 percent utilization threshold. The James H. Blake cluster is not included in the list of clusters on the preliminary school tests results for FY 2021. The results will be finalized in June, after the Council takes final action on the budget (May 21, 2020) and Montgomery County Public Schools (MCPS) has prepared its FY21 Master Plan.

Attachment 1: Applicant’s extension request (dated May 15, 2020).

ATTACHMENT 1



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 #4

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: June 4, 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.)


Mamo Assefa		M.A Design Group	
<i>Name</i>		<i>Affiliation/Organization</i>	
1705 Chester Mill Road			
<i>Street Address</i>			
Silver Spring		MD	20906
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(240) 271-9759			
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 1 months until July 2, 2020

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

It is our understanding that the Blake HS Cluster is under moratorium and is anticipated to be lifted on July 1 2020.

Signature of Person Requesting the Extension



Signature

5/15/2020
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 _____.