



**Kaiser Permanente Aspen Hill, Preliminary Plan 120200130 and Site Plan 82018007A, Regulatory Extension Request #1**



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Staff Report Date: 5/22/20

**Description**

Request to extend the regulatory review period for Preliminary Plan No. 120200130 and Site Plan Amendment No. 82018007A for approximately one month, from June 25, 2020 to July 30, 2020.

Location: Northwest quadrant of the intersection of Aspen Hill Road and Route 185-Connecticut Avenue.

Master Plan: 2015 *Aspen Hill Minor Master Plan Amendment*.

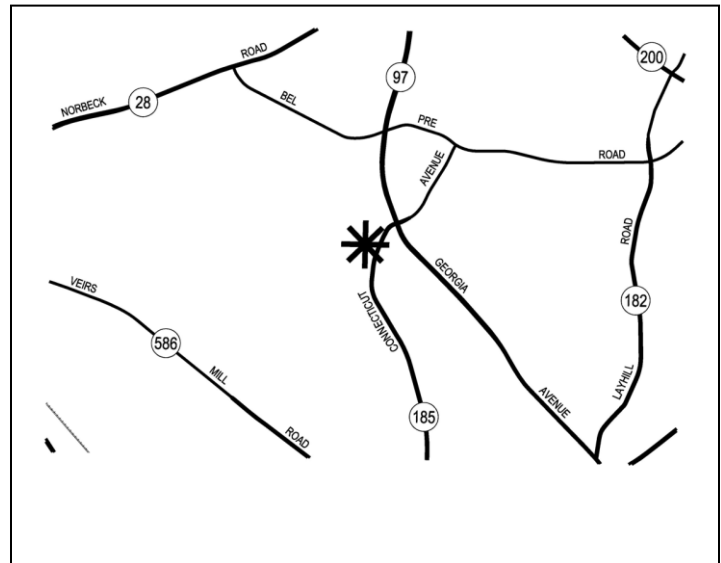
Zone: CRT-1.5, C-0.5, R-1.0, H-60.

Property Size: 10.04 acres.

Application Accepted: February 26, 2020.

Applicant: Kaiser Permanente.

Review Basis: Chapters 50 and 59.



**Summary**

Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C of the Zoning Ordinance generally states that Preliminary Plan and Site 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 26, 2020, with a tentative Planning Board date of June 25, 2020.

The Applicant is requesting a regulatory extension of the Preliminary Plan and Site Plan Amendment review period for slightly over one month from June 25, 2020 to July 30, 2020. Although this is the first regulatory extension request, Planning Board action is required, because the extension request exceeds the first 30-day extension allowed by the Planning Director. This extension request is necessary to allow DPS additional time to provide comments related to the stormwater management concept and floodplain study.

Staff supports the Applicant’s request to extend the review period from June 25, 2020 to July 30, 2020.

Attachment 1: Applicant’s extension request (dated May 19, 2020).



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Effective: February 6, 2019

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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:** Kaiser Permanente Aspen Hill      **Plan No.** 820180070A & 120200130

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: 6/25/2020

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.)

<u>Emily Vaias</u>		<u>Ballard Spahr LLP</u>	
<small>Name</small>		<small>Affiliation/Organization</small>	
<u>1909 K Street, NW, 12th Floor</u>			
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<u>202-661-2239</u>		<u>vaiase@ballardspahr.com</u>	
<small>Telephone Number</small>	<small>Fax Number</small>	<small>E-mail</small>	

We are requesting an extension for 1 months until 07/30/2020

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

Although the Applicant timely filed it revised plans, there are still outstanding comments expected from DPS related to the stormwater management concept and floodplain study. To allow DPS additional time to respond to these materials, we are requesting a 30-day extension. Please note, while we have requested an extension up to 30-days, we understand that the Planning Board may be able to hear this matter sooner pending receipt of comments from DPS.

**Signature of Person Requesting the Extension**

  
\_\_\_\_\_  
Signature

5/19/2020  
\_\_\_\_\_  
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 06/25/2020 until 07/30/2020.

\_\_\_\_\_  
*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 \_\_\_\_\_.