




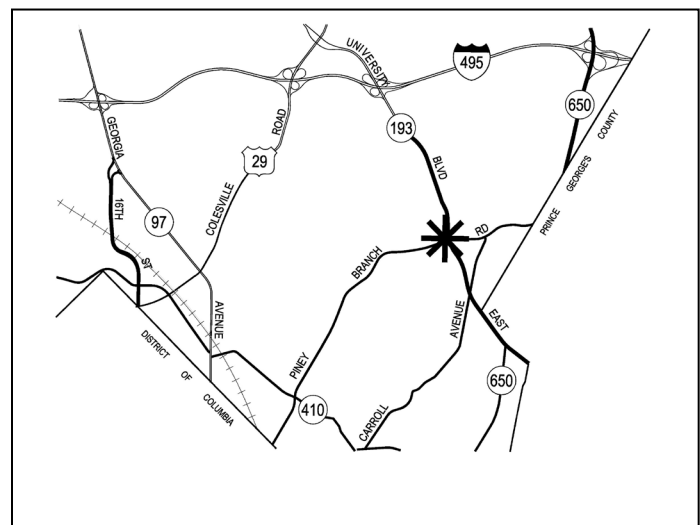
Preliminary Plan 120180090, Long Branch Corner – Regulatory Extension Request #7

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Staff Report Date: 5/14/20

Description

- Seventh request to extend review of a subdivision to create one lot.
- Located on the northwest side of the Piney Branch Rd/ University Blvd East intersection
- 0.65 acres (28,537 square feet)
- CRT 2.5 C 0.5 R 2.5 H 60' zone
- 2013 Long Branch Sector Plan
- Application accepted on August 9, 2018
- Applicant: Michael Chheng
- 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 August 9, 2018 and previous extensions for the Subject Project, the Preliminary Plan review period will expire on June 30, 2020.

The first extension request was granted by the Board on December 6, 2018, extending the review period from December 7, 2018 to January 31, 2019. The second extension request was granted by the Board on January 24, 2019, extending the review period from January 31, 2019 to April 30, 2019. The third extension request was granted by the Board on April 4, 2019, extending the review period from April 30, 2019 to June 30, 2019. The fourth extension request was granted by the Board on June 27, 2019, extending the review period from June 30, 2019, to September 30, 2019. The fifth extension request was granted by the Board on September 26, 2019, extending the review period from September 30, 2019, to December 30, 2019. The sixth extension request was granted on December 19, 2019, extending the review period from December 30, 2019, to June 30, 2020.

The Applicant is a small business owner and this Application represents their first foray into land development. Since the previous extension request was granted, the Applicant has changed engineering firms and is preparing to re-survey the property, revise the preliminary plan drawings to reflect a Purple Line condemnation along the site frontage, resolve utility issues, and address stormwater management comments. The Applicant has been working with agency staff to address comments and intends to move forward with the project. An additional six-month extension through December 31, 2020 is needed to complete the Application. This is the seventh 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		MCPB Hearing Date	
Date Received			

Plan Name: Long Branch CornerPlan No. 120180090

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 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.)

Soo Lee-Cho, Esq.

Miller, Miller & Canby, Chartered

Name

Affiliation/Organization

200-B Monroe Street

Street Address

Rockville

MD

20850

City

State

Zip Code

(301) 762-5212 2058

slcho@mmcanby.com

Telephone Number

ext.

Fax Number

E-mail

We are requesting an extension for 6 months until December 31, 2020

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

The Applicant has engaged a new civil engineering firm to re-survey the property (completed on April 28, 2020) in order to revise the preliminary plan to accurately reflect changes to the property's boundaries resulting from prior Purple Line related condemnation actions and to resolve utility relocation issues related thereto. The new civil engineering firm will also be assisting with finalizing/obtaining approval of a combined SWM plan from DPS for the project.

Signature of Person Requesting the Extension

Signature

5/13/20

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 _____.
