






Montgomery County Humane Society Campus, Preliminary Plan 120190100, Regulatory Extension Request #4

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-  Carrie Sanders, Chief, Area 2 Division, carrie.sanders@montgomeryplanning.org, (301) 495-4653

Staff Report Date: 7/13/20

Description

Request to extend the regulatory review period for Preliminary Plan No. 120190100 for three months, from July 30, 2020 to October 15, 2020.

Location: Southwest corner of the intersection of Georgia Avenue and Aspen Hill Road.

Master Plan: 1994 *Aspen Hill Master Plan*.

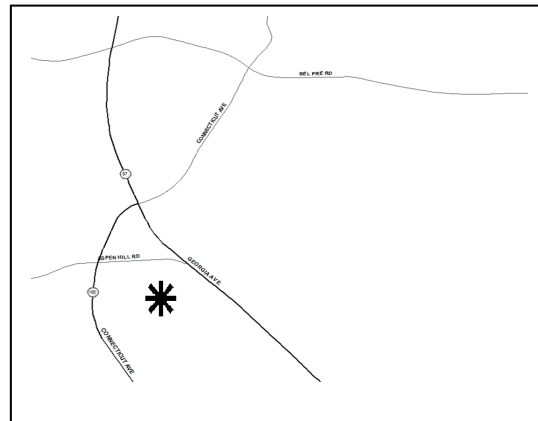
Zone: R-60.

Property size: 7.79 acres.

Application Accepted: February 4, 2019.

Applicant: Montgomery County Humane Society, Inc.

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 February 4, 2019, with a tentative Planning Board date of June 13, 2019. The Planning Board has granted three previous extension requests: Extension No. 1 from June 13, 2019 to December 19, 2019; Extension No. 2 from December 19, 2019 to March 19, 2020; and Extension No. 3 from March 19, 2020 to July 30, 2020.

The Applicant is requesting Regulatory Extension No. 4, for two-and-a-half months, from July 30, 2020 to October 15, 2020, due to further review of the stormwater management concept and recent communications from the Maryland State Highway Administration regarding storm drain capacity. The Applicant needs to perform a study demonstrating adequate storm drain capacity in the entire Georgia Avenue storm drain system. This study must be completed for Montgomery County Department of Permitting Services to complete their review and approval of the stormwater management concept.

Staff supports the Applicant’s request to extend the review period from July 30, 2020 to October 15, 2020.

Attachment 1: Applicant’s extension request dated July 1, 2020.

ATTACHMENT 1



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

Effective: February 6, 2019

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2 Request #4

M-NCPPO Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Montgomery County Humane Society Campus Plan No. 120190100 (Aspin Hill Pet Cemetery)

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: July 31, 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.)

Jody S. Kline, Attorney for Applicant

Miller, Miller & Canby

Name
200-B Monroe Street

Affiliation/Organization

Street Address
Rockville

MD

20850

City
301.762.5212

State

Zip Code

Telephone Number

Fax Number

E-mail

We are requesting an extension for 2 1/2 mos months until October 15, 2020

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

Prior requests for extensions of time for regulatory review to occur were primarily due to Historic Preservation considerations including identification of all human burial sites on the subject property. This request for an extension is requested due to a recent communication received from the State of Maryland Highway Administration. In reviewing the applicant's stormwater management concept, MCDPS noted that the applicant intended to use the storm drain conveyance system in the State's adjacent Georgia Avenue right-of-way. MCDPS accordingly requested that SHA indicate its acceptance of such a proposal. SHA just responded that before consenting to such usage, the applicant must "demonstrate that the entire storm drain system along Georgia Avenue has adequate capacity." Such research cannot be completed in time to get a) SHA consent, b) MCDPS approval of the pending SWM concept plan and c) publication of a Technical Staff Report and Recommendation in time to allow for a July 31, 2020 consideration of Preliminary Plan No. 120190100. (Cont'd)

Signature of Person Requesting the Extension

Jody Kline
Signature

1 JULY 2020
Date

Montgomery County Planning Department
Regulatory Review Extension Request #4
Plan Name: Montgomery County Humane Society

Continuation of Nature of Extension Request

With the summer months facing the applicant, it is thought than an extension until October 15, 2020 should be adequate to ensure that the work necessary to complete the application will be adequate for this pending matter to be resolved.

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 _____.