



**PSTA, Preliminary Plan No. 120200100 Regulatory Extension Request #2**

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**Staff Report Date: 8/31/20**

**Description**

Second request to extend the regulatory review period for PSTA Preliminary Plan No. 820200100 for two (2) additional months, from September 6, 2020 through November 6, 2020.

Location: East of Darnestown Road, west of Great Seneca Highway (MD 119) and south of Key West Avenue (MD 28).

Master Plan: Life Sciences Center West District of the 2010 Great Seneca Science Corridor Master Plan.

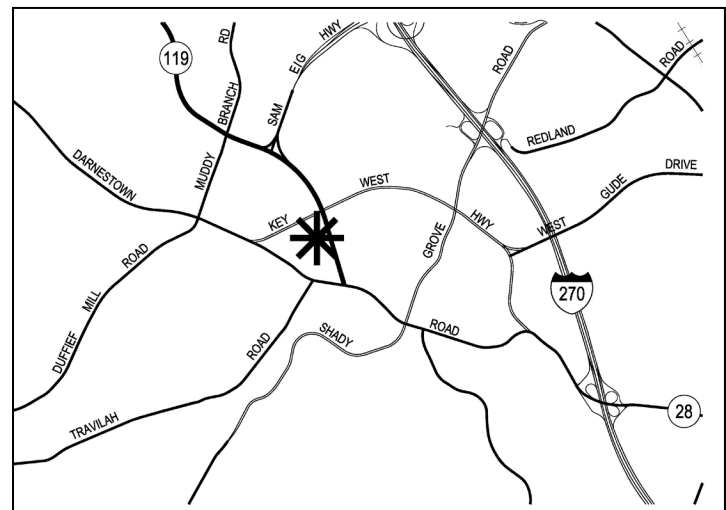
Zone: CR-1.0, C-0.5, R-1.0, H-150.

Property Size: 44.8 acres.

Application Accepted: April 6, 2020.

Applicant: The Elms at PSTA, LLC.

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 April 6, 2020, with a tentative Planning Board date of August 6, 2020. On May 13, 2020, the Applicant requested a 30-day extension of the regulatory review period, which was approved by the Planning Director on June 9, 2020 from August 6 through September 10, 2020. On July 27, 2020, the Applicant requested a second extension of the regulatory review period, which requires Planning Board approval. The Applicant is requesting a two-month regulatory extension for Preliminary Plan No. 820200100 from September 6, 2020 to November 6, 2020 in order to adequately address County agency comments.

Staff supports the Applicant’s request to extend the review period with a tentative Planning Board date of November 5, 2020, although the hearing may take place before the end of the review period.

Attachment 1: Applicant’s extension request (dated July 27, 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 #2

M:NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: PSTA Plan No. \_\_\_\_\_

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: 9/6/2020

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.)

Kathryn Kubit	The Elms at PSTA		
Name	Affiliation/Organization		
1355 Beverly Road, Suite 240			
Street Address			
McLean	VA	22101	
City	State	Zip Code	
(703) 734-9730	kkubit@elmstreetdev.com		
Telephone Number	ext.	Fax Number	E-mail

We are requesting an extension for 2 months until 11/6/2020

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

We are working through staff comments on the plan and need additional time to address the comments.

Signature of Person Requesting the Extension

Kathryn Kubit  
Signature

7.27.20  
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 \_\_\_\_\_.