



MCPB

Item No.: Consent

Date: 9.24.20

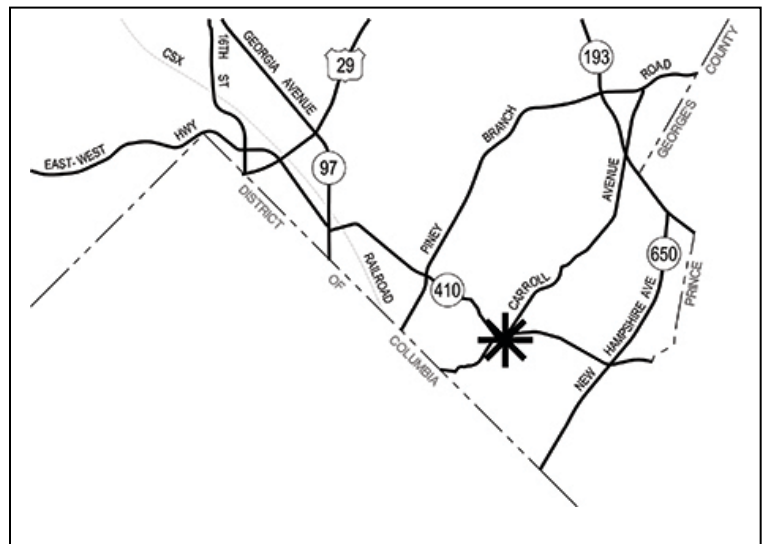
Takoma Junction, Preliminary Plan 120190150 and Site Plan 820190090 – Regulatory Extension Request #3

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Staff Report Date: 9.14.20

Description

- Third request to extend the review period from September 30, 2020 to April 29, 2021, for one lot for up to 40,762 square feet of commercial uses.
- Located on the south side of Ethan Allen Avenue at its intersection with Carroll Avenue in the City of Takoma Park
- 1.25 acres
- NR-0.75 H-50 and Takoma Park/East Silver Spring Overlay zones
- 2000 Takoma Park Master Plan
- Applications accepted on February 14, 2019
- Applicant: NDC Takoma Junction LLC
- Chapter 50, Chapter 59, Chapter 22A



Section 50.4.1.E of the Subdivision Regulations provides a 120-day limit for preliminary plan hearings. Similarly, Section 59.7.3.4.C provides a 120-day limit for site plan hearings. The Planning Board may, however, extend these periods. On June 13, 2019, the Planning Board extended the review periods for the above applications from June 13, 2019 to January 9, 2020. On January 9, 2020, the Planning Board extended the review periods for the applications from January 9, 2020 to September 30, 2020.

The Applicant requests a third extension for both application review periods, until April 29, 2021. While the State Highway Administration's Visioning Study has been completed, the study has yet to be released to the public. The Applicant has coordinated with staff to continue review of revised plans while waiting for the release of the study. During the second review, it was determined that a revised Traffic Impact Study will be necessary. Additionally, the City of Takoma Park intends to review the revised applications, which is expected to occur through the fall of 2020. Given these various reasons, the Applicant requests the extension through spring of 2021, however the Planning Board hearing on the applications may take place prior to the end of the requested review period.

Staff recommends **APPROVAL** of the extension requests.

Attachment A: Applicant's 3rd extension request



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

Page 1 of 2

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REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1 ☐ Request #2 ☒ Request #3

M-NCPPC Staff Use Only		
File Number		MCPB Hearing Date
Date Received		

Plan Name: Takoma Junction Plan No. 120190150; 8201 90090

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: 09/24/2020

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.)

Erin Girard

Miles & Stockbridge, P.C.

Name

Affiliation/Organization

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We are requesting an extension for 7 months until 04/29/2021

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

The State Highway Administration's Vision Study for Takoma Junction, focusing on the intersection of MD 195 and MD 410, originally anticipated to be completed in the fall of 2019, has still not been released. In coordination with Staff, rather than delay the application indefinitely waiting for the release of the study, revised plans were resubmitted in July. Given the scope of the second round comments received on these plans, and the need to prepare a revised Traffic Study, the final submission was delayed into September.

The applicant now understands that the City of Takoma Park intends to review the resubmitted plans through the fall. In an attempt to account for the City's review process, the exact timeline for which remains uncertain, and avoid the need for any future extensions, this request extends the review period through the end of April 2021, with the understanding that, despite this long extension, the application will move towards a hearing date as expeditiously as possible.

Signature of Person Requesting the Extension

Erin E Girard

September 11, 2020

Signature

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 _____.