PSTA, Preliminary Plan No. 120200100 Regulatory Extension Request #3

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Staff Report Date: 10/5/20

Description
Request to extend the regulatory review period for PSTA Preliminary Plan No. 120200100 for three (3) additional months, from November 6, 2020 through February 5, 2021.

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, 2020 through September 10, 2020. The Planning Board subsequently approved a second regulatory extension through November 6, 2020. The Applicant is requesting a three-month regulatory extension from November 6, 2020 to February 5, 2021, in order to adequately address County agency comments related to the proposed layout of buildings, roads, open spaces, parks and stormwater facilities.

Staff supports the Applicant’s request to extend the review period with a tentative Planning Board date of February 4, 2021, although the hearing may take place before the end of the review period.

Attachment 1: Applicant’s extension request (dated September 11, 2020).
## Regulatory Review Extension Request

### Plan Name: PSTA  
Plan No. 82020100

This is a request for extension of:  
- [x] Preliminary Plan
- [ ] Project Plan
- [ ] Sketch Plan
- [ ] Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: **11/05/2020**

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
- [x] Owner’s Representative
- [ ] Staff

**Kathryn Kubit**  
**Name**  
**The Elms at PSTA**  
**Affiliation/Organization**

**1355 Beverly Road, Suite 240**  
**Street Address**  
**McLean**  
**City**

**(703) 734-9730**  
**Telephone Number**

**kkubit@elmstreetdev.com**  
**Fax Number**

**22101**  
**Zip Code**

We are requesting an extension for **3** months until **02/05/2021**

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

We request an extension for continued coordination and collaboration with reviewing agencies as we update the plan per DRC comments.

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**Signature of Person Requesting the Extension**  
**Signature**  
**Date**  
**09/11/2020**
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 ________________.