




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

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-  Tamika Graham, Senior Planner, Mid-County Planning Division, Tamika.Graham@montgomeryplanning.org, (301) 495-4551
-  Patrick Butler, Supervisor, Mid-County Planning Division, Patrick.Butler@montgomeryplanning.org, (301) 495-4561
-  Carrie Sanders, Chief, Mid-County Planning Division, Carrie.Sanders@montgomeryplanning.org, (301) 495-4653

**Staff Report Date: 10/5/20**

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**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*.

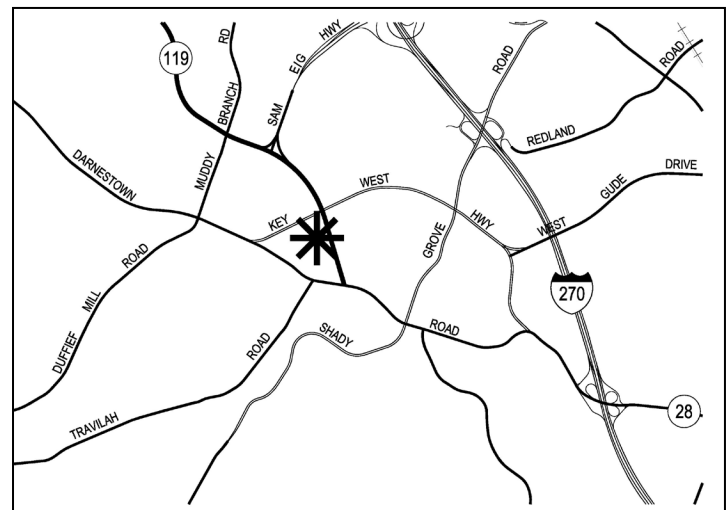
Zone: CR-1.0, C-0.5, R-1.0, H-150.

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).

# 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

www.montgomeryplanning.org

Phone 301.495.4550  
Fax 301.495.1306

## REGULATORY REVIEW EXTENSION REQUEST

Request #1       Request #2

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

**Plan Name:** PSTA      **Plan No.** 82020100

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: 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,  Owner's Representative,  Staff (check applicable.)

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

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.

**Signature of Person Requesting the Extension**

  
\_\_\_\_\_  
*Signature*

09/11/2020  
\_\_\_\_\_  
*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 \_\_\_\_\_.