






Parkridge, Preliminary Plan No. 620200120, Regulatory Extension Request #1

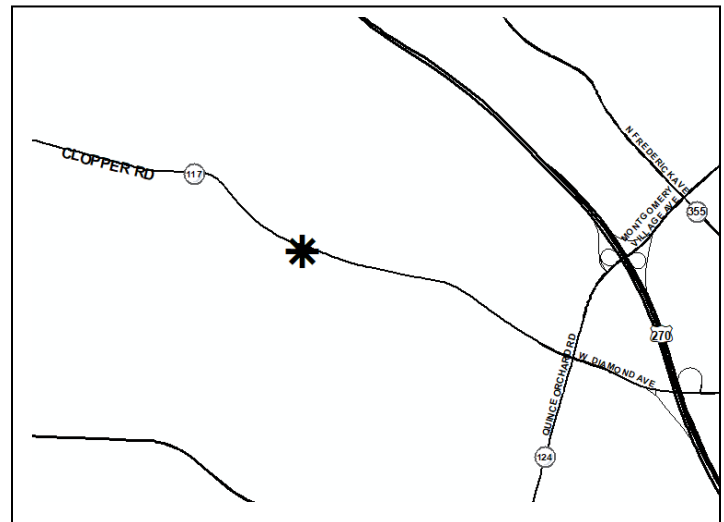
-  Emily Tettelbaum, Planner Coordinator, Mid-County Planning, Emily.Tettelbaum@montgomeryplanning.org, (301) 495-4569
-  Patrick Butler, Supervisor, Mid-County Planning, Butler@montgomeryplanning.org, (301) 495-4561
-  Carrie Sanders, Chief, Mid-County Planning, Carrie.Sanders@montgomeryplanning.org, (301) 495-4653

Staff Report Date: 10/26/20

Description

Request to extend the regulatory review period for Preliminary Plan No. 620200120 from November 12, 2020 to February 11, 2021.

Location: 11730 Clopper Road, Gaithersburg.
Master Plan: *Great Seneca Science Corridor Master Plan*.
Zone: R-200.
Property Size: 1.4 acres.
Application Accepted: August 12, 2020.
Applicant: Tathagata Dharma Association, Inc.
Review Basis: Chapter 50, Subdivision Regulations.



Summary

Section 50-6.3.B of the Subdivision Regulations state that Administrative Subdivision Plan applications must be acted on by the Planning Director or scheduled for a public hearing within 90-days after the date an application is accepted.

The Application was accepted on August 12, 2020. Staff determined that a Planning Board hearing would be required and set a tentative Planning Board date of November 12, 2020. On October 15, 2020, the Applicant requested a three-month extension of the regulatory review period, which exceeds the 30-day extension that can be granted by the Planning Director; therefore, it requires Planning Board approval. The Applicant is requesting a three-month regulatory extension for the Preliminary Plan review period in order to adequately address Development Review Committee (DRC) comments.

Staff supports the Applicant’s request to extend the review period with a tentative Planning Board date of February 11, 2021.

Attachment 1: Applicant’s extension request (dated October 15, 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-NCPCC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Parkridge

Plan No. 620200120

This is a request for extension of:

Project Plan
 Preliminary Plan

Sketch Plan
 Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 11/12/2020

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.)

Dean Packard

Packard & Associates, LLC

Name

Affiliation/Organization

16220 Frederick Road, Suite 300

Street Address

Gaithersburg

MD

20877

City

State

Zip Code

(301) 208-0250

(301) 208-1270

dean@packardassociatesllc.com

Telephone Number

Fax Number

E-mail

We are requesting an extension for 3 months until 02/12/2021

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

We are requesting an extension for time to finish working out remaining items associated with development review committee comments. During the DRC meeting, discussions relating to the 150' master plan right of way dedication and the shoulder bikeway need to be discussed further.

Signature of Person Requesting the Extension

Dean Packard
Signature

10/15/20
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 11/12/2020 until 02/12/2021.

Signature

10/14/2020
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 _____.