






PSTA, Preliminary Plan No. 120200100 Regulatory Extension Request #4

-  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: 12/3/20

Description

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

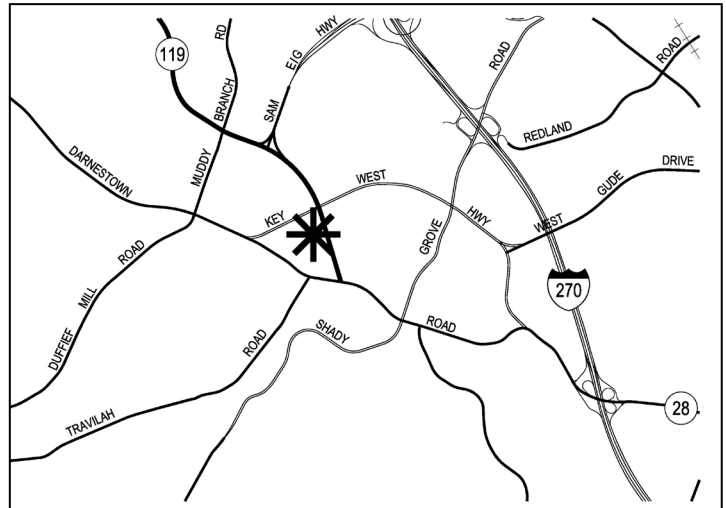
Zone: CR-1.0, C-0.5, R-1.0, H-150.

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 from August 6 through September 10, 2020, which was approved by the Planning Director on June 9, 2020. The Planning Board subsequently approved a second regulatory extension through November 6, 2020 and a third regulatory extension through February 5, 2021. The Applicant is requesting a three-month regulatory extension from February 5, 2021 to May 5, 2021, in order to adequately address County agency comments.

Staff supports the Applicant’s request to extend the review period.

Attachment 1: Applicant’s extension request (dated November 25, 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: 02/05/2021

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	22101
<i>City</i>	<i>State</i>	<i>Zip Code</i>
(703) 734-9730	kkubit@elmstreetdev.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>

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

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

We request an extension for final coordination and collaboration with the reviewing agencies, as well as time to update the preliminary plan to reflect comments received during this collaboration and coordination.

Signature of Person Requesting the Extension

Kathy Kubit
Signature

11/25/2020
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 _____.