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

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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).
REGULATORY REVIEW EXTENSION REQUEST

Plan Name: PSTA

This is a request for extension of:  
☑ Preliminary Plan
☐ Project Plan
☐ Sketch 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

Name

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State

22101

Zip Code

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

Kathryn Kubit

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 ________________. 