



Milestone Senior Germantown: Preliminary Plan No. 120210110 – Regulatory Review Extension Request No. 2

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- PB Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, (301) 495-4561

Staff Report Date: 4-16-2021

Description

Request to extend the regulatory review period from May 1, 2021 to August 1, 2021; Application to create one lot for a five-story independent senior living facility with up to 111 dwelling units.

Location: Located north of the intersection of Frederick Road and High Point Drive.

Master Plan: 2009 *Germantown Employment Area Sector Plan*

Zone: R-90

Property Size: 2.64 acres

Applicant: Edmondson & Gallagher Property Services, LLC

Acceptance date: December 2, 2020

Review Basis: Chapters 22A and 50

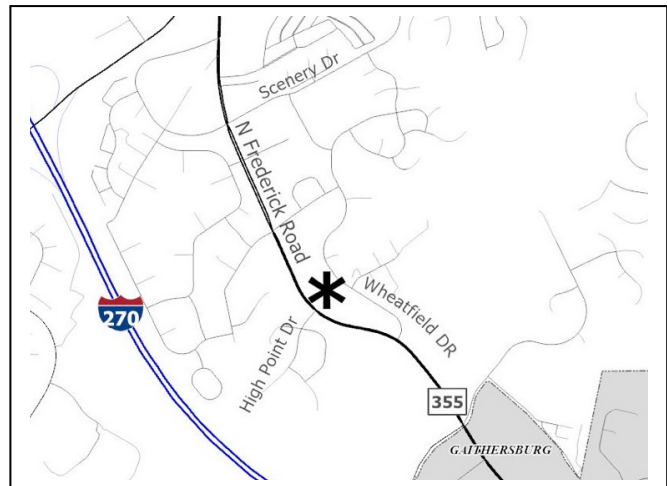
Summary

Section 50.4.1.E of the Subdivision Regulations generally states that Preliminary Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.

The Milestone Senior Germantown Preliminary Plan application was accepted on December 2, 2020, which established an approval date no later than April 1, 2021. The Planning Director granted the first extension for a total of 30 additional days or until May 1, 2021. The Applicant needs additional time to secure the necessary approval from DPS SWM. DPS is currently backlogged and has been unable to perform a final review. Therefore, the Applicant requests a 3-month extension or until August 1, 2021.

Staff recommends **approval** of this extension request.

Attachment 1: Applicant’s extension request





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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: Milestone Senior Germantown **Plan No.** 120210110

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: 04/29/2021

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.)

Jody Kline, Esq. Miller, Miller & Canby
Name Affiliation/Organization
200-B Monroe Street
Street Address
Rockville MD 20850
City State Zip Code
(301) 762-5212 jskline@mmcanby.com
Telephone Number Fax Number E-mail

We are requesting an extension for 3 months until 08/01/2021

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

The Applicant has been working with the Department of Permitting Services (DPS) to obtain approval of the Stormwater Management Concept, and has responded to requests for more information and revisions, however, DPS has been very backlogged, and has not been able to perform the final review yet. The applicant has addressed all comments and expects to receive a letter of approval soon.

We respectfully request a 3-month extension of the review time to August 1, 2021 to allow time for the final review and recommendations by DPS on the Stormwater Concept to accompany all of the agency reviews and staff report for the project.

Signature of Person Requesting the Extension

JODY KLINE
 Signature

04/15/2021
 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 _____.