




PSTA, Preliminary Plan No. 120200100 Regulatory Extension Request #5

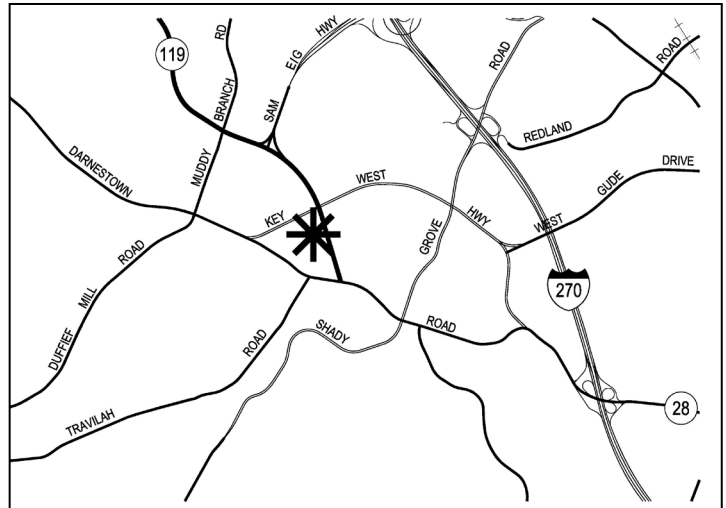
-  Tamika Graham, Senior Planner, Mid-County Planning Division, Tamika.Graham@montgomeryplanning.org, (301) 495-4551
-  Matthew Folden, Supervisor, Mid-County Planning Division, Matthew.Folden@montgomeryplanning.org, (301) 495-4539
-  Carrie Sanders, Chief, Mid-County Planning Division, Carrie.Sanders@montgomeryplanning.org, (301) 495-4653

Staff Report Date: 4/19/21

Description

Fifth request to extend the regulatory review period for PSTA Preliminary Plan No. 120200100 for four (4) additional months, from May 5, 2021 through September 9, 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 6th through September 10, 2020. On July 27, 2020, the Applicant requested a second extension of the regulatory review period through November 6, 2020, which was approved by the Planning Board. On September 11, 2020, the Applicant requested a third extension of the regulatory review period through February 6, 2021, which was approved by the Planning Board. The Applicant received a three-month regulatory extension from February 6, 2021 to May 5, 2021. The Applicant is requesting an additional four-month regulatory extension, from May 5, 2021 to September 9, 2021, in order to adequately address County agency comments and to account for the Planning Board's August recess.

Staff supports the Applicant's request to extend the review period with a tentative Planning Board date of September 9, 2021, although the hearing may take place before the end of the review period.

Attachment A: Applicant's extension request (dated April 19, 2021).

ATTACHMENT 1



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Effective: December 5, 2014

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
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REGULATORY PLAN 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
 Preliminary Plan

- Sketch Plan
 Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: May 5, 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		Virginia	22101
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(730) 734-9730		kkubit@elmstreetdev.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 4 months until September 9, 2021

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

The purpose of the request is to provide additional time to address the final outstanding comments received about this plan, which has many complex requirements and that has been redesigned since Development Review Committee. Although this request is for a four-month extension, we are committed to a July Planning Board date. To that end, we are diligently working with MNCPPC and will be adhering to the internal schedule that would enable this project to be heard by the Planning Board in July, 2021. If there are any issues as we navigate the final reviews in the process, the September date identified in this extension provides flexibility so another extension request is not necessary.

Signature of Person Requesting the Extension

Kathryn Kubit
Signature

4.19.21
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 May 5, 2021 until September 9, 2021.

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 _____.