

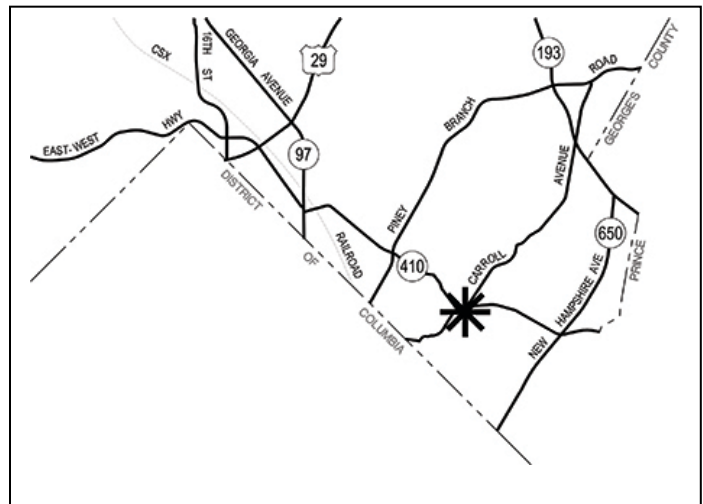
Takoma Junction, Preliminary Plan 120190150 and Site Plan 820190090 – Regulatory Extension Request #4

 Elza Hisel-McCoy, Chief, DownCounty Division, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115

Staff Report Date: 4.16.21

Description

- Fourth request to extend the review period from April 29, 2021, to September 16, 2021 for one lot for up to 40,762 square feet of commercial uses.
- Located on the south side of Carroll Avenue at its intersection with Ethan Allen Avenue in the City of Takoma Park
- 1.25 acres
- NR-0.75 H-50 and Takoma Park/East Silver Spring Commercial Revitalization Overlay zones
- 2000 Takoma Park Master Plan
- Applications accepted on February 14, 2019
- Applicant: NDC Takoma Junction LLC
- Chapter 50, Chapter 59, Chapter 22A



Section 50.4.1.E of the Subdivision Regulations provides a 120-day limit for preliminary plan hearings. Similarly, Section 59.7.3.4.C provides a 120-day limit for site plan hearings. The Planning Board may, however, extend these periods. To date, the Planning Board has thrice extended the review periods for these applications – on June 13, 2019; January 9, 2020; and September 24, 2020 – from June 13, 2019, ultimately to April 29, 2021.

Staff is requesting on the Applicant's behalf a fourth extension for both application review periods, until September 16, 2021. As described in the attached chronology, the Applicant, staff, and the City of Takoma Park have been waiting on the State Highway Administration to complete their review of the application materials distributed to them in February 2019. In anticipation of the conclusion of SHA's review, the City Mayor scheduled a series of meetings for the City Council to conduct their final review of the applications, beginning April 12 and concluding with a vote on May 5. This vote would then be conveyed to the Planning Board along with the Staff Report for the Board's deliberation on the applications. With all other agency and staff reviews complete, staff expected to bring the applications to the Planning Board at the next available date after the City vote.

On April 13, 2021, SHA issued a letter rejecting as designed a key element of the proposal. The same day, the City Manager announced that the City Council was indefinitely postponing their review. The Applicant is pursuing a revised design to address SHA's concerns. At this time, there is no clear expectation that the design issues can be successfully addressed with SHA, or the timing if they can, and therefore no clear expectation of when the City Council might conclude their review and vote. Staff is therefore requesting another extension until September. As always, the Planning Board hearing on the applications may take place prior to the end of the requested review period and will be duly noticed.

Staff recommends **APPROVAL** of the extension requests.

Attachment A: Application chronology

Attachment B: Extension request

Attachment A: Application chronology

2019

- February 14: Applications accepted as complete
- March 18: State Highway Administration (SHA) e-mail that they will not conduct TIS or plan reviews until completion of “Takoma Junction Vision Study”, expected to be complete “fall of 2019”
- March 19: DRC
- May 21: First Preliminary Consultation at Historic Preservation Commission (HPC)
- June 13: Planning Board extends review period from June 13, 2019 to January 9, 2020, to accommodate SHA study schedule
- August 14: Second HPC Preliminary Consultation
- October 23: Third and final HPC Preliminary Consultation – no further review until after Planning Board review

2020

- January 9: Second Planning Board extension of review period, to September 30, 2020; SHA Vision Study not complete and no TIS or plan review comments
- July 20: NDC makes first post-DRC ePlans resubmittal
- August 3: Planning returns ePlans Preliminary Plan review task to NDC to address still-outstanding issues
- August 17: Planning returns ePlans Site Plan review task to NDC to address still-outstanding issues
- September 24: Third Planning Board extension of review period, to April 29, 2021; SHA Vision Study not complete and no TIS or plan review comments
- November 2: SHA issues TIS comment letter
- November 6: NDC resubmits Preliminary and Site Plan drawings for review
- November 27: Planning returns ePlans Preliminary Plan review task to NDC to address still-outstanding issues
- December 8: Planning returns ePlans Site Plan review task to NDC to address still-outstanding issues

2021

- January 5: SHA releases Takoma Junction Vision Study, originally expected Fall 2019
- January 15: NDC submits final drawings in ePlans
- March 8: SHA approves TIS
- March 12: SHA letter to City Manager committing to review layby within 30 days
- April 12: Takoma Park City Council holds begins final review of Takoma Junction applications, expected to culminate in a May 5, 2021 final vote
- April 13: SHA issues letter rejecting layby as designed
- April 13: In response to SHA letter, Takoma Park City Manager announces indefinite postponement of City Council review of applications
- April 29: Planning staff review period expires



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

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2425 Reddie Drive
Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: January 29, 2021

Phone 301.495.4550
Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1

☐ Request #2

M-NCPPC Staff Use Only

File Number Date Received	 	MCPB Hearing Date	
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Plan Name: Takoma Junction (120190150/820190090) **Plan No.** _____

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: _____

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.)

Elza Hisel-McCoy		Chief, DownCounty Planning	
<i>Name</i>		<i>Affiliation/Organization</i>	
2425 Reddie Drive, 14th Floor			
<i>Street Address</i>			
Wheaton	MD	<input type="checkbox"/> 20901	
<i>City</i>	<i>State</i>	<i>Zip Code</i>	
(301) 495-2115	elza.hisel-mccoy@montgomeryplanning.org		
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 5 months until 09/16/2021

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

To allow the applicant to address SHA comments.

Signature of Person Requesting the Extension

Elza Hisel-McCoy
Signature

04/19/2021
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 _____.