




MCPB
Item No.
Date: 10-28-21

Iglesia Vida Nueva Church: Preliminary Plan No. 120210020, Regulatory Review Extension Request No. 2

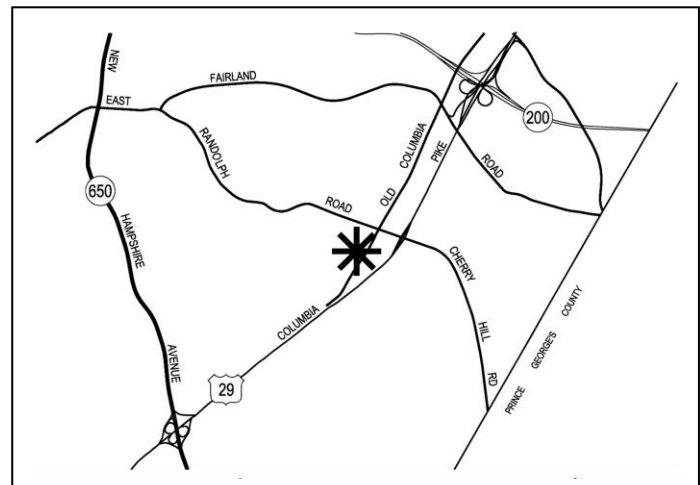
-  Angelica Gonzalez, Planner Coordinator, Upcounty Planning, Angelica.Gonzalez@Montgomeryplanning.org, 301-495-4583
-  Sandra Pereira, Supervisor, Upcounty Planning, Sandra.Pereira@montgomeryplanning.org, 301-495-2186
-  Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, 301-495-4561

Completed: 10/15/21

Description

Request to extend the regulatory review period for an additional three months until February 5, 2022;
Application to create one lot for a religious assembly with capacity for up to 294 persons.

Location: Approximately 800 feet from the intersection of Old Columbia Pike and Randolph Road
Master Plan: 1997 Fairland Master Plan
Zone: RE-2C Zone
Property Size: 4.1 acres
Applicant: Iglesia Vida Nueva, Inc.
Acceptance Date: April 6, 2021
Review Basis: Chapter 50 & Chapter 59



Summary

Section 50.4.1.E of the Subdivision Regulations of the Montgomery County Zoning Ordinance provides that the Planning Board shall hold a public hearing for Preliminary Plans no later than 120 days after the date the application is accepted.

The Iglesia Vida Nueva Church Preliminary Plan application was accepted on April 6, 2021, which established a Planning Board date no later than August 5, 2021. The Planning Board approved a 3-month extension request until November 5, 2021. The Applicant is requesting an additional extension to address staff comments related to transportation and to obtain necessary approval letters (Attachment A). Granting the extension establishes a Planning Board date no later than February 5, 2022.

Staff recommends approval of this extension request.

Attachment A: Applicant's Extension Request



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

Effective: January 29, 2021

2425 Reedie Drive
 Wheaton, Maryland 20902

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: Iglesia Vida Nueva Church **Plan No.** 120210020

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: 11/05/2021

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.)


David McKee		Benning & Associates, Inc.	
<i>Name</i>		<i>Affiliation/Organization</i>	
8933 Shady Grove Court			
<i>Street Address</i>			
Gaithersburg		MD	20877
		<i>State</i>	<i>Zip Code</i>
(301) 948-0240		dmckee@benninglandplan.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 3 months until 02/05/2021

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

More time is needed to address recent comments provided to the applicant. Plan were resubmitted on 09/01/21 to address all prior comments. Additional comments were sent back to us on 09/24/21 and there is not enough time to address these new comments and resubmit in time for the 11/05/21 deadline. Therefore, a second extension is needed. The applicant is working in a cooperative fashion with MNCPPC staff to provide for future connectivity to adjacent properties as requested by staff. An extension of 90 days is being requested to make sure there is adequate time to resolve the outstanding matters and to account of upcoming holidays which may impact available hearing dates.

Signature of Person Requesting the Extension

 09/30/21

Signature

09/30/2021
 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 _____.