

TAKOMA JUNCTION PRELIMINARY AND SITE PLAN EXTENSION REQUEST NO. 6

Description

Sixth request to extend the regulatory review period for Preliminary Plan No. 120190150 and Site Plan No. 820190050 from January 20, 2022 to January 27, 2022 to allow time for mailing notices.

Mandatory Referral: Request for the disposition of land owned by the City of Takoma Park

Preliminary Plan: Request for one lot for up to 40,762 square feet of commercial uses

Site Plan: Request to construct a 40,762 square feet commercial building for restaurant, retail, and office, waiver for 15 off-street parking spaces, and waiver to allow a loading space within a layby along the site frontage on Carroll Avenue

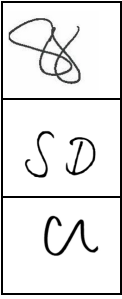
No. MR2021019, 120190150,
820190090

COMPLETED: 1/11/2022

MCPB
Item No. 1 (Consent)

January 20, 2021

2425 Reddie Drive
Floor 14
Wheaton, MD 20902



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LOCATION:

Located on the south side of Carroll Avenue at the intersection with Ethan Allen Avenue in the City of Takoma Park

MASTER PLAN ZONE

2000 Takoma Park Master Plan

PROPERTY SIZE

1.25 acres

APPLICANT

NDC Takoma Junction LLC

ACCEPTANCE DATE:

February 14, 2019

REVIEW BASIS:

Chapter 50 & 59



Summary

- On September 15, 2021, the Planning Board approved the 5th extension request to extend the applications until January 20, 2022, to allow the Applicant additional time to come to resolution with the State Highway Authority.
- Due to a noticing error, Staff requests a sixth extension request of one week to allow time for the applications to be properly noticed per the requirements of Section 59.7.5 of the Zoning Ordinance

ATTACHMENT:

- 6th Extension Request



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

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 Silver Spring, Maryland 20910-3760

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Effective: December 5, 2014

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REGULATORY PLAN EXTENSION REQUEST

☐ Request #1 ☐ Request #2 ☒ Request #6

M-NCPPC Staff Use Only			
File Number	120190150 & 820190090	MCPB Hearing Date	
Date Received	1/11/2022		1/20/2022

Plan Name: _____ **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.)

Name		Affiliation/Organization	
Street Address			
City	State	Zip Code	
Telephone Number	ext.	Fax Number	E-mail

We are requesting an extension for __week__ until _____

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

Signature of Person Requesting the Extension

Signature  _____

_____ 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 _____.