

KINGS CROSSING: PRELIMINARY PLAN NO. 120220020 – REGULATORY EXTENSION REQUEST NO. 1

Description

Request to extend the regulatory review period from May 12, 2022 to November 10, 2022; Application to create 11 lots for 11 single-family detached dwelling units.

Staff recommends approval of the extension request.

PRELIMINARY PLAN

COMPLETED: 4-29-2022

MCPB

5-12-2022

2425 Reedie Drive
Floor 14
Wheaton, MD 20902

JPC

Jonathan Casey, Planner II, Upcounty Planning, Jonathan.Casey@montgomeryplanning.org, 301-495-2162

SP

Sandra Pereira, Supervisor, Upcounty Planning, Sandra.Pereira@montgomeryplanning.org, 301-495-2186

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

LOCATION

SE corner of the intersection of Autumn Gold Road and Crossview Road

MASTER PLAN/ ZONE

1989 Germantown Master Plan

R-200

PROPERTY SIZE

5.99 Acres

APPLICANT

Jim Zhao & Dianna Lu

ACCEPTANCE DATE

January 15, 2022

REVIEW BASIS

Chapters, 22A, 50 & 59



Summary

- Section 50.4.1.E of the Subdivision Regulations states that Preliminary Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Application was accepted on January 15, 2022, which established an action date no later than May 12, 2022. The Applicant is requesting a first extension for a period of 6 months (Attachment A), which will provide sufficient time for the Applicant to address significant comments on site design and layout for the proposed subdivision and acquire the necessary approvals. Granting the extension establishes a Planning Board date no later than November 10, 2022.
- Staff supports the Applicant's request to extend the review period through November 20, 2022.



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
 Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

☒ Request #1

☐ Request #2

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

Plan Name: KINGS CROSSING

Plan No. 120220020

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: 5/12/2022

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.)

Jim Zhao & Dianna Lu

Name

Affiliation/Organization

18505 Crossview Road

Street Address

Boys

MD

20841

City

State

Zip Code

(240) 938-1290

diannalu@yahoo.com

Telephone Number ext. Fax Number

E-mail

We are requesting an extension for 6 months until 11/10/2022

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

At the DRC there were significant property re-alignment requests. The owner wished to have the property under contract to purchase with a builder before committing to house footprint changes. That has recently occurred and the plans have been redesigned and are ready for resubmission.

Signature of Person Requesting the Extension

Signature

4/25/2022

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 _____.