

OLNEY ACRES, PRELIMINARY PLAN NO. 120220070 REGULATORY EXTENSION REQUEST NO. 2

Description

Request to extend the regulatory review period from August 7, 2022, to October 7, 2022. Application to subdivide an existing lot into two lots, with a one-acre lot for the existing Alfred House senior assisted living and memory care facility and a second lot of approximately 3.96 acres with no physical changes.

NO. 120220070

COMPLETED: 7-8-2022

MCPB Item No.
7-28-2022

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

JS

Jeffrey Server, Planner III, Upcounty Planning, Jeffrey.Server@montgomeryplanning.org, 301-495-4513

SP

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

PB

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

LOCATION

On Cashell Road, 75 feet south of Archwood Way

MASTER PLAN/ ZONE

2005 *Approved and Adopted Olney Master Plan* RE-1 Zone

PROPERTY SIZE

4.96 acres

APPLICANT

Alfred House Elder Care

ACCEPTANCE DATE

March 9, 2022

REVIEW BASIS

Chapters 50 and 22A



Summary

- Section 50.4.1.E of the Subdivision Regulations generally 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 March 9, 2022, which established a Planning Board date no later than July 7, 2022. On June 8, 2022, the Director granted a 30-day extension from July 7, 2022, to August 7, 2022.
- The Applicant is requesting a 2nd extension for a period of two months, which will provide sufficient time to receive MCDOT approval and accommodate the August Planning Board recess.
- Staff supports the Applicant’s request to extend the review period through October 7, 2022.

Attachment A – Applicant’s Extension Request



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 Wheaton, Maryland 20902

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Effective: January 29, 2021

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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: Olney Acres **Plan No.** 120220070

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: 07/28/2022

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.)

Kyle Hughes		MHG	
<i>Name</i>		<i>Affiliation/Organization</i>	
9220 Wightman Road, Suite 120			
<i>Street Address</i>			
Montgomery Village		MD	20886
<i>City</i>		<i>State</i>	
(301) 670-0840		khughes@mhgpa.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	<i>Zip Code</i>

We are requesting an extension for 2 months until 10/07/2022

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

Per discussions with Jeff Server, we would like to pursue a 60-day extension since there has been a delay in receiving the required DOT letter and we need to account for the august planning board recess. It is our hope to pursue a Planning Board date of September 8th.

Signature of Person Requesting the Extension



Signature

07/07/2022

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 _____.