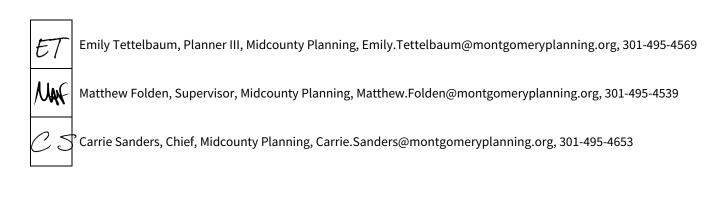
# **™** Montgomery Planning

# 1910 UNIVERSITY BLVD SENIOR HOUSING PRELIMINARY PLAN NO. 120210230, REGULATORY EXTENSION REQUEST NO. 4

# Description

Request to extend the regulatory review period for Preliminary Plan No. 120210230 through December 29, 2022.

No. 120210230 Completed: 08-01-2022 MCPB 09-08-2022 2425 Reedie Drive Floor 14 Wheaton, MD 20902



# LOCATION:

1910 University Blvd.

#### **PROPERTY SIZE:**

3.56 acres

### MASTER PLAN/ZONE:

Wheaton CBD and Vicinity Sector Plan/ R-60

## **APPLICANT:**

1910 University, LLC

# **ACCEPTANCE DATE:**

September 8, 2021

#### **REVIEW BASIS:**

Chapter 50



- Section 50-4.1.E of the Subdivision Regulations generally states that Preliminary Plan applications must be scheduled for a public hearing within 120 days after the date an application is accepted. However, the Planning Director may extend the regulatory review period for 30 days and the Planning Board may extend it beyond 30 days.
- The Application was initially accepted on September 8, 2021 with a tentative Planning Board date of December 23, 2021. On December 13, 2021, the Planning Director granted a 30-day extension of the regulatory review period with a tentative Planning Board hearing date of January 20, 2022. On January 20, 2022, the Planning Board approved a second request to extend the regulatory review period from January 20, 2022 to April 28, 2022. On April 21, 2022, the Planning Board approved a third request to extend the regulatory review period from April 28, 2022 to July 28, 2022.
- On July 5, 2022, the Applicant submitted a fourth request to extend the regulatory review period from July 28, 2022 to December 29, 2022.
- Staff supports the extension request for the reasons stated in Attachment A.

### **ATTACHMENT**

Attachment A: Applicant's fourth extension request





# Montgomery County Planning Department Manyland-National Capital Park and Planning Commission

Maryland-National Capital Park and Planning Commission

2425 Reedie Drive Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: January 29, 2021
Phone 301.495.4550

REGULATORY REVIE	W EXTENSIO	N REQUES	i.org	Fax 301,495,130	
				Request # 4	
	M-N	CPPC Staff Use On	ly manager and the last	ST THE THE PARTY OF THE PARTY O	
File Number Date Received		MCPB Hearing	g Date	-	
Plan Name: 1910 University Se	nior Housing		Plan No. <u>1-</u>	20210230	
This is a request for extension of:	Project I		Sketch Plan Site Plan		
The Plan is tentatively scheduled	for a Planning Board	l public hearing or	n: July 28, 2022	_	
The Planning Director may postpo beyond 30 days require approval	one the public hearin from the Planning B	g for up to 30 day pard.	s without Planning	Board approval. Extensions	
Person requesting the extension Owner, Owner's Representative		cable.)			
Jody S. Kline	Attorney, Miller, Miller & Canby				
Name 200-B Monroe Street		Affiliation/O			
Street Address					
Rockville City			MD State	20850 Zip Code	
(301) 762-5212	jsl	line@mmcanby.		Zip Code	
Telephone Number Fax Nu	mber E-	mail			
We are requesting an extension for	or_ <u>5</u> mon	hs until <u>Decemb</u>	er 29, 2022		
Describe the nature of the extensi	ion request. Provide	a separate sheet	if necessary.		
See Applicant's Statement	attached.				
1					
1					

Signature of Person Requesting the Extension



S JULY 2022

# **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 P	lanning 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

# APPLICANT'S STATEMENT

Preliminary Plan No. 120210230 is paired with Conditional Use Application No. CU 22-04 for an affordable independent living facility for seniors. Both applications were originally proposed to be considered by the Planning Board on Thursday, July 28, 2022. It has now been determined that the two applications should not be considered simultaneously and that the preliminary plan should not be reviewed until the Conditional Use has been approved. Unfortunately, due to workload and scheduling conflicts, the Office of Zoning and Administrative Appeals has not yet set a public hearing date for Case No. CU 22-04. The hearing date could be set as early as August 19, 2022, assuming prompt receipt by OZAH of the Planning Board's recommendation on the Conditional Use application following the Board's July 28, 2022 consideration of the same. However, OZAH has advised the Applicant that scheduling of an OZAH public hearing is more likely to occur in September.

It normally takes approximately 45 days from the OZAH public hearing until the Hearing Examiner's Report and Decision is published. Accordingly, it is presently projected that Technical Staff review of Preliminary Plan No. 120210230 could recommence in early November, 2022 with an OZAH Decision in hand.

Based on the scheduling described above, the Applicant requests that review of Preliminary Plan No, 120210230 be extended until December 29, 2022 for review and action by the Planning Board with the potential that the Board's hearing date could be scheduled for an earlier date if the Hearing Examiner's Report is published earlier, or if Technical Staff does not feel that it needs seven (7) weeks to write a Report and Recommendation on the preliminary plan for a property that has just gone through the scrutiny of a conditional use review.