

KINGS CROSSING: PRELIMINARY PLAN NO. 120220020 – REGULATORY EXTENSION REQUEST NO. 2

Description

Request to extend the regulatory review period from November 10, 2022 to May 11, 2023: Application to create 11 lots for 11 single-family detached dwelling units.

Staff recommends approval of the extension request.

PRELIMINARY PLAN

COMPLETED: 10-28-2022

MCPB

11-10-2022

2425 Reddie Drive

Floor 13

Wheaton, MD 20902



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



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 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 January 15, 2022, which established a Planning Board date no later than May 12, 2022. On May 12, 2022, the Planning Board granted a 6-month extension of the regulatory review period until November 10, 2022.
- The Applicant is requesting a 6-month extension until May 11, 2023 (Attachment A), 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 May 11, 2023.
- The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance.
- Staff supports the Applicant’s request to extend the review period through May 11, 2023.



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

<small>M-NCPFC Staff Use Only</small>			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Kings Crossing Plan No. 120220020

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: November 11, 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 J Zhao & Dianna J Lu

Name Affiliation/Organization

18505 Crossview Road

Street Address

Boysds MD 20841

City State Zip Code

(240) 938-1290 diannalu@yahoo.com

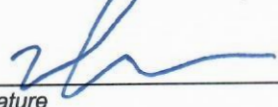
Telephone Number Fax Number E-mail

We are requesting an extension for 6 months until May 11, 2023

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

We have discussed numerous plan options with the owner and contract purchaser. It took a long time to engage a contract purchaser and we have been working with the DPS some time now finalizing the stormwater management concept. We believe the plan that we have now, ready to resubmit, will be acceptable to all of the agencies at final review. One of the biggest challenges was to agree on a house footprint size to facilitate reconfiguration of the lots.

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 _____.