

LONE OAK ADDITION

ADMINISTRATIVE SUBDIVISION PLAN NO. 620220100

EXTENSION REQUEST NO. 2

Description

The Applicant is requesting a second extension of the regulatory review period for the Administrative Subdivision for three months, from January 5, 2023 to April 6, 2023. The Applicant is working with County agencies to resolve an issue with stormdrain adequacy. Staff recommends approval of the extension request.




No. 620220100

Completed: 12-22-22

Planning Board Item No.
Preliminary Matters

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

Planning Staff

	Amy Lindsey, Planner III, Midcounty Planning, Amy.Lindsey@montgomeryplanning.org , 301-495-2189
	Matthew Folden, Supervisor, Midcounty Planning, Matthew.Folden@montgomeryplanning.org , 301-495-4539
	Carrie Sanders, Chief, Midcounty Planning, Carrie.Sanders@montgomeryplanning.org , 301-495-4653

LOCATION:

5817 Lone Oak Drive

MASTER PLAN/ZONE:

1992 North Bethesda/Garrett Park Master Plan

Zoned R-60

PROPERTY SIZE:

0.69 acres

APPLICANT:

6013 Roosevelt Street LLC

ACCEPTANCE DATE:

September 13, 2022

REVIEW BASIS:

Chapter 50



Summary

- Section 50-6.3.B.4. of the Subdivision Regulations state that the Director must take action on an administrative subdivision plan or schedule a public hearing within 90 days after the date an application is accepted.
- The Application was accepted on September 13, 2022, with an original 90-day regulatory review period expiration of December 12, 2022.
- An extension request was approved for a one-month extension of the regulatory review period by the Planning Director.
- The Applicant has been working with Montgomery County Department of Permitting Services and Montgomery County Department of Transportation to resolve issues with stormdrain adequacy.
- Staff supports the Applicant's request to extend the review period with a tentative Planning Board date of April 6, 2023.

ATTACHMENT

Attachment A: Applicant's extension request



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

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

Plan Name: Lone Oak Addition

Plan No. 620220100

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: 01/05/2023

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.)

Michael Norton		Norton Land Design LLC	
Name		Affiliation/Organization	
5146 Dorsey Hall Drive, 2nd Fl			
Street Address			
Ellicott City	MD	21042	
City	State	Zip Code	
(443) 542-9199	michael_norton@nortonlanddesign.com		
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 3 months until 04/06/2023

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

The design team has been working with DOT to resolve the stormdrain adequacy review. The community stormdrain network is currently overcapacity. At this time, we are working with DPS and DOT to work through how to meet the additional flow onsite. DOT states that there are 3 options- onsite detention, upgrade downstream stormdrain network or reduce the impervious.

DPS does not review or allow onsite detention on single lots, therefore we have been working with DOT on how this will be reviewed. Upgrading a downstream stormdrain network that is overcapacity is not feasible for 1 house and reducing impervious would mean the house could not be constructed.

Signature of Person Requesting the Extension

Digitally signed by michael norton
 DN: C=US,
 E=michael_norton@nortonlanddesign.com,
 O=Norton Land Design LLC, CN=michael norton
 Date: 2022.12.12 16:33:38-05'00'

Signature

12/12/2022

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 _____.