

NATIONAL PARK SEMINARY

PRELIMINARY PLAN 12005054A, SITE PLAN 820200050 & FOREST CONSERVATION PLAN 82005024H, EXTENSION REQUEST NO.1

Description

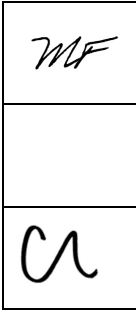
First request to extend the review period, from August 23, 2023 to February 29, 2024, to allow the Applicant additional time to resolve various site design items including Fire & Rescue access, reduction of impacts to forest areas and individual trees, and obtaining authorization from the Maryland Historic Trust, and make the final submission, for a Preliminary Plan Amendment, Site Plan and Forest Conservation Plan to revise the layout of the proposed townhouses, condominium building, parking, and address associated impacts to forest retention areas.

NO. 12005054A, 820200050,
& FCP 82005024H

COMPLETED: JUNE 30, 2023

MCPB
Item No. Preliminary
Matters
DATE: July 13, 2023

2425 Reddie Drive
Floor 14
Wheaton, MD 20902



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Summary

LOCATION:

740 feet north of the intersection of Smith Drive and Linden Lane

MASTER PLAN

2000 North and West Silver Spring Master Plan

ZONE

PD-15

PROPERTY SIZE

4.23 acres

APPLICANT

Manova Corporation

ACCEPTANCE DATE:

April 5, 2023

REVIEW BASIS:

Chapter 50, Chapter 59, & Chapter 22A

- Section 50.4.1.E of the Subdivision Regulations provides a 120-day review period for Preliminary Plan hearings. Section 59.7.3.3.C., and Section 59.7.3.4.C of the Zoning Ordinance provides a 120-day review period for Sketch Plan and Site Plan hearings. The Planning Board may, however, extend the review periods.
- The Application for Preliminary Plan No. 12005054A, and Site Plan No. 820200050 was accepted on April 5, 2023, whereas the application for FCP No. 82005024H was accepted on April 6, 2023. With an original 120-day regulatory review period expiration on August 23, 2023. A Development Review Committee (DRC) meeting was held for this Application on April 25, 2023, with a subsequent resubmittal due on May 10, 2023.
- The Applicant has requested, in an application dated May 24, 2023, an extension of the regulatory review periods for the Preliminary, Site Plan and Forest Conservation Plan applications from August 23, 2023, to February 29, 2024. The extension will allow the Applicant additional time to resolve various site design items including Fire & Rescue access, reduction of impacts to forest areas and individual trees, obtaining authorization from the Maryland Historic Trust (MHT), and then make the final submission.
- 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 recommends APPROVAL of the extension request for the Preliminary Plan, Site Plan and Forest Conservation Plan applications.

Attachment:

A. Applicant's Extension Request - Preliminary Plan, Site Plan and Forest Conservation.



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

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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: National Park Seminary (NPS)

Plan No. 12005054A

This is a request for extension of:

Project Plan
 Preliminary Plan

Sketch Plan
 Site Plan

**SITE PLAN # 820200050
FOREST CONSERVATION
AMENDMENT
#82005024H**

The Plan is tentatively scheduled for a Planning Board public hearing on: 08/03/2023

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.)

Mike Razavi

Raztec Associates, Inc.

Name
3451 Emy's Place

Affiliation/Organization

Street Address
Monrovia

MD

21770
Zip Code

City
(301) 775-4394

mike@raztecengineers.com

Telephone Number

Fax Number

E-mail

We are requesting an extension for 6 months until 02/29/2024

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

The extension is requested so that various elements of the plan can be resolved as follows:

1. Forest conservation Amendment Plan: We are working to explore ways to reduce impact to forest areas, and trees.
2. Water and sewer layout: We are working to satisfy WSSC requirements for easements.
3. Fire access requirements: We are working to provide the required radii for fire truck access, and fire equipment access to the various units proposed on the site.
4. Maryland Historic Trust (MHT): Applicant is working to obtain approval for building design.

This extension request is for three concurrent applications:
Preliminary Plan Amendment # 12005054A
Site Plan 820200050
Forest Conservation Plan Amendment 82005024H

Signature of Person Requesting the Extension

m Razavi
Signature

05/24/2023
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 _____.