

Description

Request to extend the regulatory review period from March 14, 2024 to June 20, 2024: Application to create a three-lot subdivision for three single-family detached units.

No. 620230140

Completed: 3-1-2024

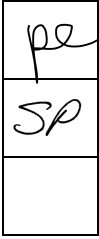
MCPB

3-14-2024

2425 Reddie Drive

Floor 14

Wheaton, MD 20902



Phillip Estes, AICP, Planner III, Upcounty, Phillip.Estes@montgomeryplanning.org, 301-495-2176

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

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Summary

- Section 50.6.3.B.4 of the Subdivision Regulations generally states that Administrative Subdivision Plan applications must be scheduled for a public hearing within 90 days after the date of acceptance.
- Application for Administrative Subdivision Plan No. 620230140 was accepted on September 28, 2023, which established a Planning Board date no later than December 7, 2023.
- On December 7, 2023, the Planning Board granted a regulatory review time period extension until March 14, 2024.
- The Applicant has requested to extend the regulatory review time period to June 20, 2024, to allow additional time to address staff and agency comments regarding lot configuration, environmental conditions, stormwater management, and fire department access.
- Staff recommends APPROVAL of the extension request.

Attachment A: Applicant’s Request form

LOCATION

3100 Fairland Road

MASTER PLAN

1997 Fairland Master Plan

ZONE

R-90

PROPERTY SIZE

0.97 acres

APPLICANT

Zhixiong Shi and Xiumei Chen

ACCEPTANCE DATE

September 28, 2023

REVIEW BASIS

Chapters 22A, 50



2425 Reedie Drive
 Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: January 29, 2021

Phone 301.495.4550
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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: Calverton **Plan No.** 620230140

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: 03/07/2024

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.)

David McKee	Benning & Associates, Inc.	
<i>Name</i>	<i>Affiliation/Organization</i>	
8933 Shady Grove Court		
<i>Street Address</i>		
Gaithersburg	MD	20877
<i>City</i>	<i>State</i>	<i>Zip Code</i>
(301) 948-0240	dmckee@benninglandplan.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 3 months until ~~06/11/2023~~ June 20, 2024

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

Plans were revised to address agency comments and we resubmitted to all agencies in December. Some of the approvals are still pending including the stormwater management concept approval. We expect the approvals from outside of M-NCPPC to be issued within the next few weeks. We are requesting 3 months to give agencies additional time to issue their approvals, and to allow M-NCPPC staff time to prepare the final staff report prior to scheduling the hearing.

Signature of Person Requesting the Extension

David McKee

Signature

02/16/2024

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 _____.