

BRADLEY HILLS GROVE SECTION 2, PRELIMINARY PLAN 120230090 8509, 8513 MEADOWLARK LANE, EXTENSION REQUEST #2



Description

Request to extend review period, from February 15, 2024, to September 12, 2024, for a Preliminary Plan application to create four lots for residential use in the R-90 zone; On Meadowlark Lane, 475 feet southeast of Burning Tree Road; 2.26 acres; 1990 Bethesda Chevy-Chase Master Plan. There is a Forest Conservation Plan associated with the Preliminary Plan that does not require extension.



NO. 120230090

COMPLETED:

FEBRUARY 5, 2024

MCPB

Item No. Preliminary
Matters

February 15, 2024

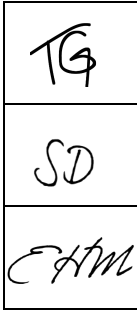
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Summary

LOCATION:

On Meadowlark Lane, 475 feet southeast of Burning Tree Road

MASTER PLAN

1990 Bethesda Chevy-Chase Master Plan

ZONE

R-90

PROPERTY SIZE

2.26 acres

APPLICANT

Lane Kurkjian, CAS Engineering
William Giakoumatos

ACCEPTANCE DATE:

April 17, 2023

REVIEW BASIS:

Chapter 50

- Section 50.4.1.E of the Subdivision Regulations states that Preliminary Plan applications must be scheduled for a public hearing within 120 days after the date of acceptance. The Planning Board may, however, extend this period.
- The Application for Preliminary Plan No. 120230090 was accepted on April 17, 2023, with an original 120-day regulatory review period expiration on August 15, 2023. A Development Review Committee (DRC) meeting was held for this Application on May 9, 2023 with a subsequent resubmittal due on May 24, 2023.
- The Applicant previously received approval of their first extension from the Planning Board on July 13, 2023, extending the regulatory review period for the Preliminary Plan from August 15, 2023, to February 15, 2024. This extension request was necessary for the Applicant to fully address DRC comments related to the non-standard right-of-way section and forest conservation.
- Following a subsequent resubmittal of plans, MCDPS and MCDOT provided additional comments regarding necessary storm drain upgrades which will require further time to address.
- The Applicant has requested, in an application dated January 29, 2024, a second extension of the regulatory review period for the Preliminary Plan application from February 15, 2024, to September 12, 2024.
- 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 second extension request.

Attachment:

A. Applicant's Request