

IGLESIA DE CRISTO MI EL MARYLAND: PRELIMINARY PLAN NO.120220040 – REGULATORY EXTENSION REQUEST NO.3

Description

Request to extend the regulatory review period from May 31, 2024, to November 30, 2024.
Application to create one lot for a religious assembly building and a parsonage.

Staff recommends approval of the extension request.

PRELIMINARY PLAN NO.
120220040

COMPLETED: 5-20-2024

MCPB
5-30-2024

2425 Reedie Drive
Floor 13
Wheaton, MD 20902



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

Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, 301-495-4561

LOCATION

Located at 17521 Old Baltimore Road, approximately 410 feet west of Brimstone Academy Court

MASTER PLAN/ ZONE

2005 Olney Master Plan

RNC

PROPERTY SIZE

7.17 Acres

APPLICANT

Nestor Alvarado (Owner Representative)

ACCEPTANCE DATE

May 3, 2023

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 May 3, 2023, which established a Planning Board date no later than August 31, 2023. The Applicant was granted a 30-day extension by the Planning Director, establishing a new Planning Board date not later than September 28, 2023.
- The Planning Board granted an additional extension until May 31, 2024, while Applicant pursued a water and sewer category change from the Montgomery County Council, which was granted on April 23, 2024.
- The Applicant is requesting an additional 6-month extension until November 30, 2024, to acquire regulatory approvals and process the Preliminary Plan Application (Attachment A). Granting the regulatory review extension establishes a Planning Board date no later than November 30, 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 supports the Applicant’s request to extend the



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REGULATORY REVIEW EXTENSION REQUEST

Request #1

Request #3

M-NCPPC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Iglesia De Cristo Mi El Maryland

Plan No. 120220040

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: 05/31/2024

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.)

Michele McDaniel Rosenfeld, Esq.

The Law Office of Michele Rosenfeld LLC

Name

Affiliation/Organization

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We are requesting an extension for 6 months until 11/30/2024

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

Extension Request No 3: This preliminary plan application was subject to County Council approval of a water/sewer category change application. The Council unanimously approved the WSCCR on April 23, 2024. Technically, MDE now has up to 120 days to reject the approval (which we do not anticipate happening). During this time the applicant also must undergo final subdivision review, including stormwater management review under the Council's directive that impervious coverage be no more than 10% on that portion of the site located in the Hawlings River watershed, and on the Northwest Branch portion of the property that impervious coverage be reduced "to the maximum extent reasonably possible given the proposed use."

We request a six-month extension to November 30, 2024 to allow MDE's review process to be completed. Additionally, while the stormwater concept plan has been approved, the applicant may need to update the plan to ensure compliance with the Council's WSCCR approval conditions.

Signature of Person Requesting the Extension

Michele McDaniel Rosenfeld

05/13/2024

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 _____.