

NATIONAL PARK SEMINARY, PRELIMINARY PLAN 12005054A,

SITE PLAN 820200050 & FOREST CONSERVATION PLAN

82005024H, REGULATORY EXTENSION REQUEST NO. 3

Description



Third request to extend the review period, from February 27, 2025 to October 23, 2025, 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.

COMPLETED: 1/17/2025

PLANNING BOARD HEARING DATE: 1/30/2025

MCPB ITEM NO. Preliminary Matters

Planning Staff

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LOCATION/ADDRESS

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

Summary

- Section 50.4.1.E of the Subdivision Regulations provides a 120-day review period for Preliminary Plan hearings. Section 59.7.3.4.C of the Zoning Ordinance provides a 120-day review period for Site Plan hearings. The Planning Board may, however, extend the review periods.
- The Applications for Preliminary Plan No. 12005054A and Site Plan No. 820200050 were accepted on April 5, 2023. The application for FCP No. 82005024H was accepted on April 6, 2023. The original 120-day regulatory review period expiration was 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. On July 13, 2023, the Planning Board approved a six-month extension of the review period to February 29, 2024, and a one-year extension to February 27, 2025.
- The Applicant is requesting an additional eight-month extension of the review period to October 23, 2025.
- This extension will allow the Applicant time to complete the extensive coordination required for this project. See detailed explanations in the attached Applicant's extension request letter.
- 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.

Attachment:

A. Applicant's Request

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 _____.

Extension Request Description continued- National Park Service (NPS) :

2. Stormwater management

We have already gone through four review cycles and are close to obtaining approval. (the initial DPS reviewer retired, therefore additional coordination was required with the current reviewer). We have been updating the stormwater management design based on various changes resulting from Planning review, fire and rescue review and Maryland Historic Trust reviews, and in coordination with those departments. Further revisions are being made to the proposed stormwater management features to accommodate practices in tight locations on the proposed townhouse lots. Our most recent submission was on 10/18/2024, and the review resulted in comments on 12/10/2024 and a follow up meeting was conducted with the reviewer on 12/12/2024.

Submission:

October 8, 2019- Submission 1

December 11, 2019-Comments received

November 30, 2020-Submission 2

January 6, 2021-comments received

April 17, 2023-Submission 3

April 28, 2023-comments received and meeting with county staff.

May 2023-October 2024- The site plans were in the process of being updated based on requirements from other agencies, planning department, fire and rescue department, Maryland Historic Trust.

October 18, 2024-Submission 4

December 10, 2024-Comments received

December 12, 2024-Follow up meeting

3. Maryland Historic Trust: The project is within a historic easement, controlled by the Maryland Historic Trust (MHT), and their authorization for any proposed work must be obtained. Also, the site is subject to a Historic Area Work (HAWP) permit as regulated by the Planning Department Historic Preservation Staff.

The applicant has continually worked with the Maryland Historic Trust (MHT) to meet their standards for the site and the proposed architecture of the building, since this site is situated in a historic easement. Several rounds of proposed architectural design of the buildings have been provided to the MHT for review and comments have been addressed in regard to their requirements. Furthermore, the proposed Site Plan has been provided to MHT at various stages to show the progress of the project, and justification narratives have been provided for proposed

R AZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

site features such as stormwater management, utilities, conservation areas, access to the site as it pertains to fire and rescue. The objective of the MHT has been to minimize any impact to the site. Needless to say, that development of the site requires improvements to infrastructure, such as access to fire and rescue, stormwater management features, the need for retaining walls in certain places, etc. Therefore, our effort to provide the required infrastructure for developing the site has required a lot of coordination with MHT, to meet their interests.

Furthermore, the applicant has worked closely with MHT to provide architectural elevations and design to show the proposed buildings conform to the historical architecture of the site.

The site plans are being submitted to MHT with every revision, development and enhancement of the site plans and related project documents, to include them in the review loop and status of the project.

Submissions were made to MHT as follows:

November 3, 2017

April 26, 2023- Architectural elevations submitted and meeting with MHT staff.

May 3, 2023- Revised architectural elevations submitted

July 25, 2023- Site Plan submitted

August 13, 2023- Architectural comments from MHT

August 16, 2023- Site Plan Narrative submitted.

August 20, 2023- Revised architectural submission to MHT.

September 23, 2023- Comment letter received from MHT.

October 2, 2023- MHT e mail correspondence received requiring additional revisions to townhouse design.

December 12, 2023- Revised Site Plan and Landscape Plan submission to MHT.

January 30, 2024- Telephone meeting with MHT to discuss site related issues.

At this time additional submission will be made with additional updates and changes to the plans.

4. Utilities: As a result of existing conservation areas, amendments are required and presented as part of the Forest Conservation Amendment Plan to accommodate the sewer extension required to serve the project site. The alignment of the sewer has been revised from the earlier design version to reduce and limit the disturbance of stream buffers and conservation areas. Therefore, additional coordination and changes had to be made with other site features such as stormwater practices, proposed access for fire and emergency vehicles to achieve a workable design which would also be acceptable to WSSC and which meets their requirements of design standards and easements.

5. MNCPPC-Planning Department:

April 5, 2023-Acceptance letter for review

April 25, 2023- DRC

September 7, 2023- Meeting with staff and applicant, and engineer, relating to townhouse layout, stream buffer encroachment.

September 2023-December 2023- Revisions were made to the plans to accommodate site layout changes in response to meeting with staff to bring the townhouse buildings closer together. Site design changes were made once again to accommodate infrastructure such as stormwater management and utilities.

December 7, 2023-Submission 2

January 22, 2024- email correspondence regarding comments from staff

May 8, 2024-Meeting with staff and the applicant regarding requirements relating to tree conservation in historic sites, noise study, lot layout, stream buffers, noise study/

June 10, 2024- Further telephone meeting with staff.

January 6, 2025- Meeting with staff to coordinate ongoing project activity and progress.

January 2024-Current: Applicant is working with environmental consultant relating to forest, and tree identification issues. These activities include the identification of the numerous trees that are one inch caliper and larger, to identify the final impact to the stream buffers, and existing conservation areas, and to finalize site infrastructure issues.

Furthermore, we are working on obtaining approvals from MCDPS for stormwater management, and drainage study, and access issues related to fire and rescue.

Conclusion:

Given the complexity of this project and the many site related factors and architectural requirements, additional time is requested to adequately address all of the requirements, and to obtain preliminary approvals before the Planning Board hearing. At this time, we believe we are close to a final layout of the proposed buildings and infrastructure within the site, and we are close to obtaining some of the approvals needed for completing the site plan review process. However, the many complex requirements of the environmental regulations related to trees, stream buffers, conservation areas require additional time to resolve. Further review of these items by Planning staff may still require additional adjustments of the proposed infrastructure of the site. Given the many county departments involved in addition to MHT, significant coordination is needed to bring the project to a conclusion.