




**Washington Episcopal Day School, Preliminary Plan 120150160, Site Plan 820150080**

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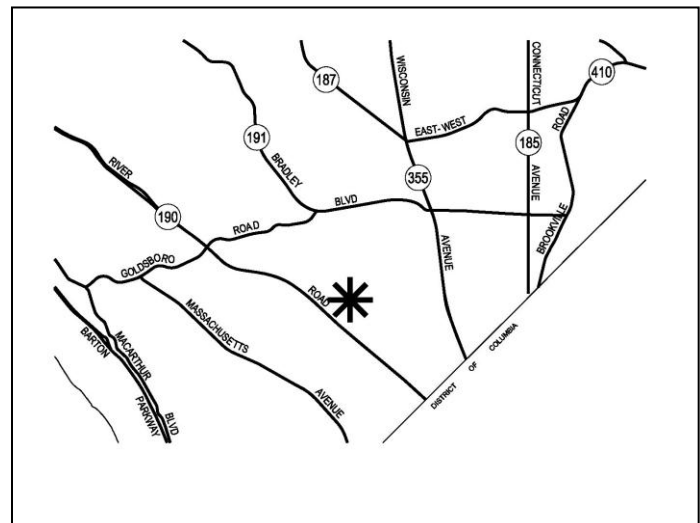
 Matthew Folden, Planner/ Coordinator, Area 1, matthew.folden@montgomeryplanning.org, (301) 495-4539  
 Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115  
 Robert Kronenberg, Chief, Area 1, robert.kronenberg@montgomeryplanning.org, (301) 495-2187

**Staff Report Date: 12/2/15**

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**Description**

Location: Northwest quadrant of the intersection of River Road and Little Falls Parkway  
Zone: PD - 28  
Master Plan: Westbard Sector Plan  
Property size: 11.21 acres  
Request to extend the review period for a project plan and site plan amendment indefinitely, from December 31, 2015.  
Applicant: Sheridan Development, LLC  
Filing Date: May 22, 2015



**Summary**

**Staff Recommendation: Approval of the extension request.**

Section 7.3.4.C provides a 120-day limit for site plan hearings. The Planning Board may, however, extend these periods. Several complex issues, raised at the Development Review Committee meeting of June 22, 2015, are still being resolved. These issues include a traffic signal warrant analysis at the intersection of River Road and Landy Lane. The Applicant has requested, in an application dated December 2, 2015, that the review periods for the Site Plan be extended indefinitely, from the current date of December 31, 2015, to allow the remaining issues to be resolved. This is the second extension request associated with the subject project. This project was previously extended by the Planning Board, on September 3, 2015, to December 31, 2015.

Staff recommends **APPROVAL** of the extension request.

Attachment A: Applicant's extension request

Law Offices Of  
MILLER, MILLER & CANBY  
**MM&C**  
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200-B MONROE STREET, ROCKVILLE, MARYLAND 20850 P: 301.762.5212 F: 301.762.6044 WWW.MILLERMILLERCANBY.COM

All attorneys admitted in Maryland and where indicated.

PATRICK C. MCKEEVER (DC)  
JAMES L. THOMPSON (DC)  
LEWIS R. SCHUMANN  
JODY S. KLINE  
ELLEN S. WALKER

JOSEPH P. SUNTUM  
EDWARD S. WEST (DC, PA, VA)  
ROBERT E. GOUGH  
DONNA E. MCBRIDE (DC)  
GLENN M. ANDERSON (FL)  
HELEN M. WHELAN (DC, WV)

MICHAEL G. CAMPBELL (DC, VA)  
SOO LEE-CHO (CA)  
BOBBY BAGHERI (DC, VA)  
DIANE E. FEUERHERD  
MICHAEL S. SPENCER

[JSKLINE@MMCANBY.COM](mailto:JSKLINE@MMCANBY.COM)

December 2, 2015

Mr. Matt Folden  
Area 1 Planning Team  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

RE: Preliminary Plan No. 120150160  
and  
Site Plan Review No. 820150080,  
Washington Episcopal Day School;  
Regulatory Plan Extension Request

Dear Mr. Folden,

The above referenced applications were originally filed with MNCPPC in late May. On September 3, 2015, in response to a written request from the applicant, the Planning Board extended until December 31, 2015 the date for presentation to the Planning Board of the pending plans. On October 9, 2015, the Applicant filed a revised preliminary plan, a revised site plan and traffic reports but then, after discussions with staff, retracted the submissions in order to accomplish further work on the new materials.

It is now obvious that the Planning Board will not be presented with the pending applications on or before December 31, 2015 and staff has advised the applicant that it is necessary to seek a second extension of time in order to allow the Applicant and staff to work out issues before presentation to the Board, those issues include:

1. Resolution of discussions between staff, the applicant's engineers and park planners regarding amenity features to be provided by the Applicant for uses of the adjacent Capital Crescent Trail.

2. A determination of any additional studies or work needed to be accomplished as a result of agreements reached with M-NCPPC planners on Crescent Trail amenity features.
3. Washington Episcopal School is evaluating a new vehicle circulation plan for the School. When that decision is made, a new signal warrant study, TIS and TMP must be prepared and submitted for review.

At the present time, it is not clear when all of the work described above can be completed. Accordingly, the Applicant does not at this time request a specific date for this regulatory plan extension request. The Applicant requests, at least for the present time, an indefinite extension of time for the presentation of its preliminary plan and site plan applications.

Thank you for your consideration of this request.

Sincerely yours,

MILLER, MILLER & CANBY

A handwritten signature in black ink that reads "Jody Kline". The signature is written in a cursive, slightly slanted style. Above the signature, there is a horizontal line that spans the width of the signature.

Jody S. Kline

JSK/sf

CC: Elsa Hisel-McCoy  
Greg Fernebok  
Aaron Smith  
Nicole White  
Erica Leatham, Esq.  
Erin Girard, Esq.



8787 Georgia Avenue  
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550  
 Fax 301.495.1306

**REGULATORY PLAN EXTENSION REQUEST**

Request #1       Request #2

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Preliminary Plan No.120150160

**Plan Name:** Washington Episcopal Day School      **Plan No.** Site Plan No.820150080

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: December 31, 2015

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.)

Jody Kline		Miller, Miller & Canby	
<i>Name</i>		<i>Affiliation/Organization</i>	
200 B Monroe Street			
<i>Street Address</i>			
Rockville		MD	20850
<i>City</i>		<i>State</i>	<i>Zip Code</i>
301-762-5212		jskline@mmcanby.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>


We are requesting an extension for \_\_\_\_\_ months until \_\_\_\_\_  
an/indefinite

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

Staff has advised the applicant that it is necessary to seek a second extension of time in order to allow the Applicant & staff to work out issues before presentation to the Board, those issues include:

- 1) Resolution of discussions between staff, the applicant's engineers and park planners regarding amenity features to be provided by the Applicant for uses of the adjacent Capital Crescent Trail.
- 2) A determination of any additional studies or work needed to be accomplished as a result of agreements reached with MNCPPC planners on Crescent Trail amenity features.
- 3) Washington Episcopal School is evaluating a new vehicle circulation plan for the School. When that decision is made, a new signal warrant study, TIS and TMP must be prepared and submitted for review.

**Signature of Person Requesting the Extension**

  
 \_\_\_\_\_  
*Signature*      **JODY S. KLINE**

02 December 2015  
*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 \_\_\_\_\_.