



Sandy Spring Townhomes: Site Plan No. 820160010

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- KRR* Kipling Reynolds, Chief, Area 3

Staff Report Date: 2/5/16

Description

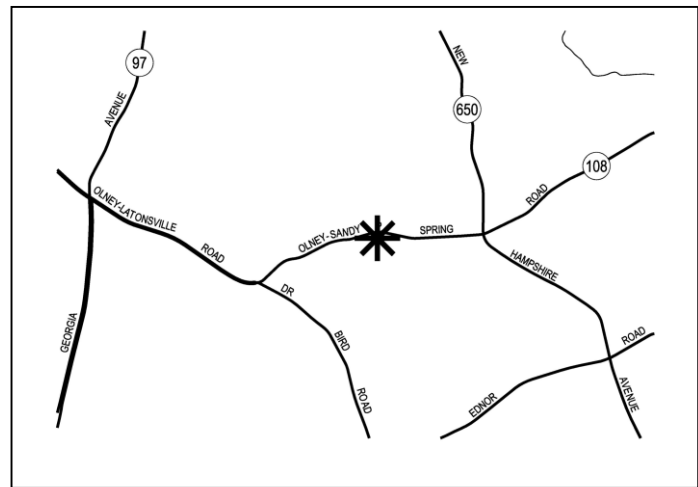
Sandy Spring Townhomes:

Extension of Site Plan No. 820160010: A request for a three-week extension to Site Plan No. 820160010 to be brought before the Planning Board no later than March 10, 2016; to construct 19 one-family attached dwellings (townhomes), located on the south side of Olney Sandy Spring Road, approximately 250 feet west of Meeting House Road; 2.3 acres, CRN 0.75 C-0.25 R-0.75 H-45; Sandy Spring Rural Village Plan.

Applicant: Tyler Nichols

Submittal Date: July 28, 2015

Review Basis: Chapter 22A, Chapter 50, Chapter 59



Summary

Section 59-7.3.4.C. of the Zoning Ordinance establishes the review procedures for a Site Plan application and states that:

“the Planning Board must schedule a public hearing to begin within 120 days after the date an application is accepted. The Planning Director may postpone the public hearing by up to 30 days once without Planning Board approval. The Planning Director or applicant may request an extension beyond the original 30 days with Planning Board approval. Any extension of the public hearing must be noticed by mail and on the hearing agenda with the new public hearing date indicated”.

The Planning Board hearing for the subject application has already been extended 30 days until January 7, 2016 by the Planning Director by an extension approval letter dated November 18, 2015. In a letter dated November 23, 2015, the Applicant requested an additional two-month extension for additional time to coordinate frontage improvements with the Maryland State Highway Administration, and to resubmit updated plans to all agencies. The letter requests a new Planning Board hearing date no later than February 18, 2016. Due to the need to coordinate additional revisions on the Site design and layout to improve Master Plan conformance, Staff is requesting a three-week extension, bringing the Application before the Planning Board no later than March 10th, 2016.

Staff recommends **approval** of this extension request.

Attachment A: Staff extension request for 12/10/15 with Director’s extension review

Attachment B: Applicant extension request for 1/7/16

Attachment C: Staff extension request for 2/18/16



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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Sandy Spring Townhomes **Plan No.** 820160010

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: 12/10/2015

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.)

Benjamin Berbert		MNCPPC	
<i>Name</i>		<i>Affiliation/Organization</i>	
8787 Georgia Avenue			
<i>Street Address</i>			
Silver Spring		MD	20910
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 495-4644	benjamin.berbert@montgomeryplanning.org		
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 1 months until 1/07/2016

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

Issues regarding site access and frontage improvements have not been finalized with SHA. Additionally both MNCPPC and County Arborist staff has requested additional justification for variance tree impacts. The site may require a further extension and re-design pending SHA's decision.

Signature of Person Requesting the Extension



Signature

11/17/2015

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 12/10/15 until 1/7/16.

Aileen Wright
Signature

11/18/15
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 _____.



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Effective: December 5, 2014

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REGULATORY PLAN EXTENSION REQUEST

Request #1

Request #2

M-NCPPC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Sandy Spring Townhomes

Plan No. 820160010

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: 01/07/2016

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.)

Patrick La Vay

Macris, Hendricks & Glascock, P.A.

Name

Affiliation/Organization

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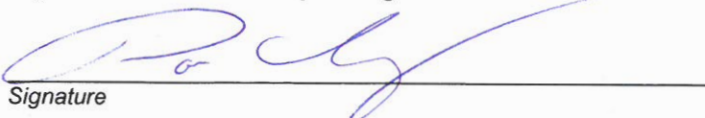
E-mail

We are requesting an extension for 2 months until 02/18/2015

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

The Applicant and Staff were delayed by SHA's review of access and potential frontage improvements on MD-108. We have now recieved enough feedback from SHA to proceed with the final plans, however this will take a few days to adjust the plans and re-upload to eplans.

Signature of Person Requesting the Extension


 Signature

11/25/16

Date

