



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

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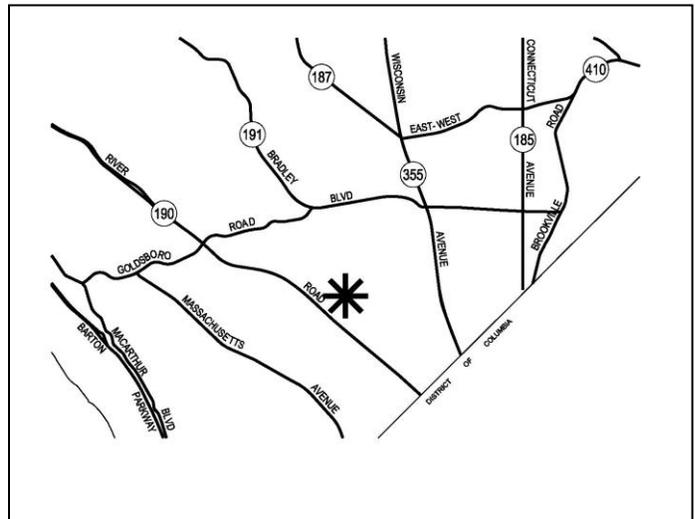
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Staff Report Date: 7/22/15

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 for up to 91 days, from October 1, 2015, to 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 July 16, 2015, that the review periods for the Site Plan be extended for up to 91 days, from October 1, 2015, until no later than December 31, 2015, to allow the remaining issues to be resolved. This is the first extension request associated with the subject project.

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

Attachment A: Applicant's extension request

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July 16, 2015

Montgomery County Planning Board
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

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

Regulatory Plan Extension Request

Dear Chairman Anderson and Members of the Planning Board,

At the Development Review Committee meeting on June 22 on the above referenced application, the applicant was advised that its public hearing may be able to occur on October 1, 2015 but that staff recognized that pending issues may require the applicant to request an extension of time for presentation of the plan to the Planning Board.

Subsequent to the DRC meeting, it was determined that a Traffic Warrant Study, which is the subject of a binding element on the face of the Development Plan associated with the rezoning of the subject property, had to be received and reviewed by the State Highway Administration prior to presentation to the preliminary plan of subdivision to the Planning Board. There are no traffic counts available for the intersection which would be the subject of that Warrant Study, that is, River Road at Landy Lane. Because no traffic counts can be conducted until mid-September, the applicant recognizes that its preliminary plan cannot be presented to the Planning Board by October 1, or even November 1, 2015.

Staff and applicant have discussed this situation and believe that a request for an extension of time for the presentation of the subject plans to the Planning Board should be extended until December 31, 2015 in order to give the applicant time to conduct traffic counts, prepare a warrant study, submit the warrant study to the State Highway Administration, and then

receive comments from SHA. Such an extension will allow staff at MNCPPC to evaluate that information in the context of the pending Preliminary Plan application.

For the reasons set forth above, the applicant requests that the date for presentation of its preliminary plan and site plan be extended to December 31, 2015. Enclosed is a completed application supporting this request.

Sincerely yours,

MILLER, MILLER & CANBY

A handwritten signature in black ink that reads "Jody Kline". The signature is written in a bold, slightly slanted, sans-serif style. The first letter of "Jody" is a large, stylized capital "J".

Jody S. Kline

JSK/sf

CC: Mark Pfefferle
Cathy Conlon
Elza Hisek-McCoy
Matt Folden
Greg Fernebok
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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: October 1, 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
Name Affiliation/Organization
200-B Monroe Street
Street Address
Rockville MD 20850
City State Zip Code
301.762.5212 jskline@mmcanby.com
Telephone Number ext. Fax Number E-mail

We are requesting an extension for three (3) months until December 31, 2015

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

The applicant has been advised by staff that prior to Planning Board review and action on the Preliminary Plan of Subdivision, staff must have received comments from SHA on a warrant study for the intersection of River Road and Landy Lane. Traffic counts to support a warrant study cannot be conducted until mid-September. SHA's time to review and comment on the warrant study is uncertain. The applicant accordingly requests an extension until December 31, 2015 to allow for adequate time to complete preparation, review and comment on the warrant study prior to Planning Board review and action.

Signature of Person Requesting the Extension

Signature

16 July 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 _____.