ESFCU Germantown: Site Plan No. 820160170 (Extension Request)

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Description
ESFCU Germantown: Site Plan No. 820160170:
Request to extend the regulatory review period to June 1, 2017; to construct a three-story, 9,990 square-foot bank located at 19215 Frederick Road, approximately 367 feet southeast of the intersection of Plummer Drive and Frederick Road, 1.81 Acres, Neighborhood Retail Zone, 2009 Germantown Employment Area Sector Plan

Applicant: Education Systems Federal Credit Union
Submittal Date: November 15, 2016
Review Basis: Chapter 50, Chapter 22A, 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 ESFCU Site Plan application was accepted on November 15, 2016, which established a Planning Board date no later than March 23, 2017. On February 16, 2017, the application received a 30-day Planning Director’s extension until April 23, 2017. The submitted extension is requesting an additional 37 days of review time, which would bring the Site Plan before the Planning Board no later than June 1, 2017. The extension has been necessary for the Applicant to continue to address Forest Conservation issues on the Subject Property.

Staff recommends approval of this extension request.

Attachment A: Applicant’s extension request
Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
www.montgomeryplanning.org

Effective: December 5, 2014
Phone 301.495.4550
Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

☐ Request #1  ☐ Request #2

M-NCPCC Staff Use Only

File Number
Date Received

MCPB Hearing Date

Plan Name: Education System Federal Credit Union Plan No. 2016-020/32-016-0170
This is a request for extension of: ☐ Project Plan ☑ Preliminary Plan ☐ Sketch Plan
☐ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: April 19, 2017

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)

Name
Bowman Consulting Group
Affiliation/Organization

13 W. Church Street
Frederick, MD 21701

City

2410-212-7556 Fax Number
edwinc@bowmanco.com E-mail

We are requesting an extension for _______ months until May 4, 2017

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

Applicant is continuing to address Forest Conservation Comment and needs one to two weeks. We respectfully request to be placed on the next available hearing date on May 4, 2017.

Thank you,
Don Johnson

Signature of Person Requesting the Extension

[Signature]

Date
March 27, 2017
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 ________________.