



Takoma Junction, Preliminary Plan 120190150 and Site Plan 820190090 – Regulatory Extension Request #1

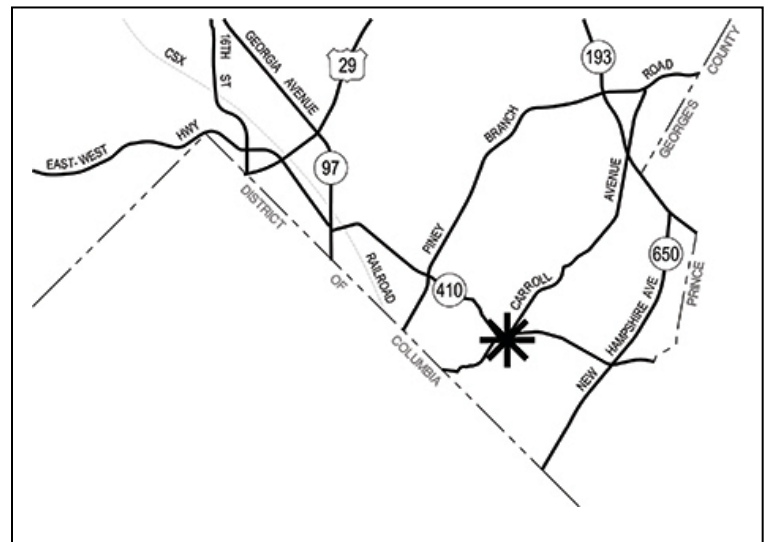
 Elza Hisel-McCoy, Regulatory Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115

 Mark Pfefferle, Interim Chief, Area 1, mark.pfefferle@montgomeryplanning.org, (301) 495-4730

Staff Report Date: 5.31.19

Description

- Request to extend review of one lot for up to 40,762 square feet of commercial uses.
- Located on the south side of Ethan Allen Avenue at its intersection with Carroll Avenue in the City of Takoma Park
- 1.25 acres
- NR-0.75 H-50 and Takoma Park/East Silver Spring Overlay zones
- 2000 Takoma Park Master Plan
- Applications accepted on February 14, 2019
- Applicant: NDC Takoma Junction LLC
- Chapter 50, Chapter 59, Chapter 22A



Section 50.4.1.E of the Subdivision Regulations provides a 120-day limit for preliminary plan hearings. Similarly, Section 59.7.3.4.C provides a 120-day limit for site plan hearings. The Planning Board may, however, extend these periods. Based on the Application's acceptance date of February 14, 2019, the review periods for these applications will expire on June 13, 2019. The Applicant has requested, in an application dated May 28, 2019, that the Preliminary Plan and Site Plan review periods be extended to January 9, 2020, to allow resolution of comments raised by the Development Review Committee and the Historic Preservation Commission, as well as the conclusion the Maryland State Highway Administration's Visioning Study for the adjacent road intersection currently underway. This is the first extension request associated with the subject project.

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

Attachment A: Applicant's extension request



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 Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

<small>M/NCRPC Staff Use Only</small>			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Takoma Junction **Plan No.** 120190150 and 820190090

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: June 20, 2019

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.)

Erin E. Girard		Linowes & Blocher, LLP	
<i>Name</i>		<i>Affiliation/Organization</i>	
7200 Wisconsin Avenue, Suite 800			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	
(301) 961-5153	(301) 654-2801	egirard@linowes-law.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 7 months until January 9, 2020

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

The Applicant is filing this Regulatory Review Extension Request to extend the regulatory review period for the Preliminary and Site Plan applications through January 9, 2020. The Applicant needs additional time to coordinate the design of the proposed development with appropriate agencies. In particular, the State Highway Administration ("SHA") is conducting a Vision Study for Takoma Junction focusing on the intersection of MD 195 and MD 410, where the subject property is located, and has stated that it cannot provide the Applicant comments on its Preliminary Plan until the Vision Study is completed in Fall 2019. Thus, the Applicant is requesting an extension of the regulatory review period through January 9, 2020 to allow sufficient time for the study to be completed and subsequent review performed.

Signature of Person Requesting the Extension

Signature

05/28/2019
 Date