

## NATIONAL PARK SEMINARY

### PRELIMINARY PLAN 12005054A, SITE PLAN 820200050 & FOREST CONSERVATION PLAN 82005024H, EXTENSION REQUEST NO.2

#### Description

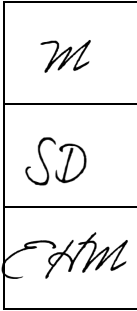
Second request to extend the review period, from February 29, 2024 to February 27, 2025, to allow the Applicant additional time to resolve various site design items including Fire & Rescue access, reduction of impacts to forest areas and individual trees, and obtaining authorization from the Maryland Historic Trust, and make the final submission, for a Preliminary Plan Amendment, Site Plan and Forest Conservation Plan to revise the layout of the proposed townhouses, condominium building, parking, and address associated impacts to forest retention areas.

NO. 12005054A, 820200050, &  
FCP 82005024H

COMPLETED: FEBRUARY 16, 2024

MCPB  
Item No. Preliminary  
Matters  
DATE: FEBRUARY 29, 2024

2425 Reddie Drive  
Floor 14  
Wheaton, MD 20902



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## Summary

### LOCATION:

740 feet north of the intersection of Smith Drive and Linden Lane

### MASTER PLAN

2000 North and West Silver Spring Master Plan

### ZONE

PD-15

### PROPERTY SIZE

4.23 acres

### APPLICANT

Manova Corporation

### ACCEPTANCE DATE:

April 5, 2023

### REVIEW BASIS:

Chapter 50, Chapter 59, & Chapter 22A

- Section 50.4.1.E of the Subdivision Regulations provides a 120-day review period for Preliminary Plan hearings. Section 59.7.3.3.C., and Section 59.7.3.4.C of the Zoning Ordinance provides a 120-day review period for Sketch Plan and Site Plan hearings. The Planning Board may, however, extend the review periods.
- The Applications for Preliminary Plan No. 12005054A and Site Plan No. 820200050 were accepted on April 5, 2023. The application for FCP No. 82005024H was accepted on April 6, 2023. The original 120-day regulatory review period expiration was August 23, 2023. A Development Review Committee (DRC) meeting was held for this Application on April 25, 2023, with a subsequent resubmittal due on May 10, 2023. On July 13, 2023, the Planning Board approved a six-month extension of the review period to February 29, 2024.
- The Applicant has requested, in an application dated February 2, 2024, an extension of the regulatory review periods for the Preliminary, Site Plan and Forest Conservation Plan applications from February 29, 2024, to February 27, 2025. The extension will allow the Applicant additional time to resolve various site design items including Fire & Rescue access, reduction of impacts to forest areas and individual trees, obtaining authorization from the Maryland Historic Trust (MHT) related to satisfying the project’s easement requirements, and then make the final submission.
- The project area is located within the National Park Seminary National Register District and The National Park Seminary Historic District (Resource Number 36/001-000A). Therefore, the proposal requires approval from MHT before submitting for the required Historic Area Work Permit.
- The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance.
- Staff recommends APPROVAL of the extension request for the Preliminary Plan, Site Plan and Forest Conservation Plan applications.

Attachment:

A. Applicant's Extension Request - Preliminary Plan, Site Plan and Forest Conservation.

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**Montgomery County Planning Department**  
**Maryland-National Capital Park and Planning Commission**

Effective: January 29, 2021

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**REGULATORY REVIEW EXTENSION REQUEST**

Request #1       Request #2

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

**Plan Name:** National Park Seminary (NPS)      **Plan No.** 12005054A

This is a request for extension of:

Project Plan       Sketch Plan      **SITE PLAN # 820200050**  
 Preliminary Plan       Site Plan      **FOREST CONSERVATION**  
**AMENDMENT**  
**#82005024H**

The Plan is tentatively scheduled for a Planning Board public hearing on: 02/29/2024

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.)

Mike Razavi      Raztec Associates, Inc.  
Name      Affiliation/Organization

3451 Emys Place  
Street Address

Monrovia      MD       21770  
City      State      Zip Code

(301) 775-4394      mike@raztecengineers.com  
Telephone Number      Fax Number      E-mail

We are requesting an extension for 12 months until 02/27/2025

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

The extension is requested to provide adequate time to resolve various site issues, as follows:

1. Forest Conservation Amendment. We are working with staff to minimize impact to existing conservation areas, such as stream buffers, trees, and forest areas.
2. Water and Sewer Connections: We are working to comply with WSSC requirements while minimizing encroachment and disturbance of conservation areas.
3. Maryland Historic Trus (MHT)- Since this project is within the historic easment of the state, the applicant is working with MHT to finalize the proposed building design, address their concerns with the site layout abd design and obtain their approval.

The extension request is for three concurrent applications:  
 Preliminary Plan Amendment # 12005054A  
 Site Plan # 820200050  
 Forest Conservation Amendment # 82005024H

**Signature of Person Requesting the Extension**

*m Razavi*  
Signature

02/02/2024  
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 \_\_\_\_\_.