



Dowden's Station: Extension Request for Site Plan No. 820160060

MJS Molline Jackson, Area 3 Senior Planner, molline.jackson@montgomeryplanning.org, 301.495.4573

EAW Richard Weaver, Area 3 Supervisor, richard.weaver@montgomeryplanning.org, 301.495.4544

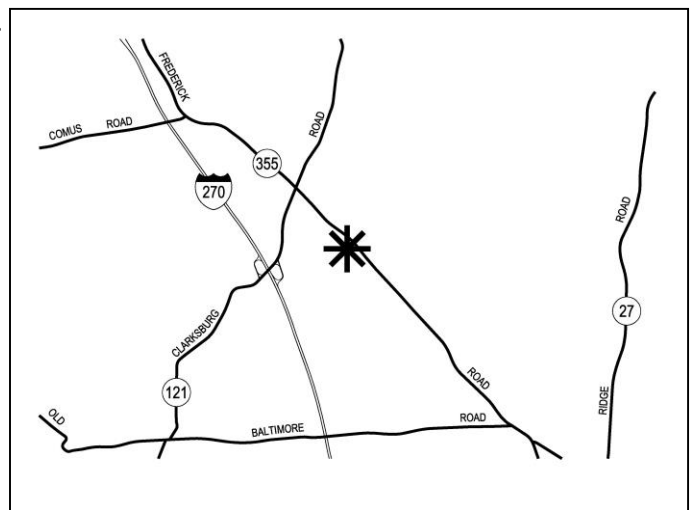
KRR Kipling Reynolds, Area 3 Chief, kipling.reynolds@montgomeryplanning.org, 301.495.4645

Completed: 07-07-16

Description

Request to extend the review period for Site Plan No. 820160060 an additional nine weeks to September 29, 2016.

- Residential development consisting of 105 units, including 21 single family detached units and 84 townhouse units (14 MPDUs among the townhouse units, 8.2 percent bonus density) on 24.37 acres of land zoned PD-4.
- Located on the west side of Frederick Road (MD 355) 1,300 feet north of the intersection with Shawnee Lane in Clarksburg, MD within the Clarksburg Special Protection Area
- Application Accepted: December 23, 2015
- Applicant: Clarksburg Mews, LLC.
- Review Basis: Chapter 50 and 59, Montgomery County Code.



Summary

Section 59-7.3.4.C of the Zoning Ordinance generally states that a Site Plan application must be scheduled for a public hearing within 120-days after the date an application is accepted. The Applicant may request an extension of up to 30 days with the Planning Director which occurred April 2016.

This extension exceeds the 30-days limitation; therefore, requires the Planning Board's approval. Any extension of the public hearing must be noticed by mail and placed on the hearing agenda with the new public hearing date indicated.

The Applicant is requesting an extension for the Site Plan review period beyond the 30 days, because there are a number of outstanding issues that will require significant time to resolve. The original public hearing date was scheduled for April 21, 2016.

At the time of posting of this Staff Report, Staff supports the Applicant's request to extend the review period, which updates the current status of the application review, and indicates a tentative Planning Board date on September 29, 2016.

Attachment A: Applicant's extension request letter (dated June 28, 2016).

Law Offices Of
MILLER, MILLER & CANBY
MM&C
CLIENT FOCUSED. RESULTS DRIVEN.



200-B MONROE STREET, ROCKVILLE, MARYLAND 20850 P: 301.762.5212 F: 301.762.6044 WWW.MILLERMILLERCANBY.COM

All attorneys admitted in Maryland and where indicated.

PATRICK C. MCKEEVER (DC)
JAMES L. THOMPSON (DC)
LEWIS R. SCHUMANN
JODY S. KLINE
JOSEPH P. SUNTUM

ROBERT E. GOUGH
DONNA E. MCBRIDE (DC)
GLENN M. ANDERSON (FL)
HELEN M. WHELAN (DC, WV)

MICHAEL G. CAMPBELL (DC, VA)
SOO LEE-CHO (CA)
BOBBY BAGHERI (DC, VA)
DIANE E. FEUERHERD
MICHAEL S. SPENCER

JSKLINE@MMCANBY.COM

June 28, 2016

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

Re: Site Plan Application No. 820160060,
"Dowden's Station;"
Request for Extension of Date for Site Plan Consideration

Dear Chairman Anderson and Members of the Planning Board:

The Applicant for Site Plan Application No. 820160060, Clarksburg Mews LLC, hereby requests a second extension of time for presentation of its site plan to the Planning Board for the reasons described in the attached extension request form.

There are a few issues yet to be resolved related to the form of development for the "Dowden's Station" project but those issues are sophisticated and do involve close coordination with other public agencies, MCDOT in particular. Meetings and conversations between the Applicant, Staff at DOT last week made it clear that a modest extension of time would allow finalization of the remaining issues having a significant impact on the form of development of the subject property due to their relationship with alignments of roads and orientation of units.

The Applicant has requested what is, in essence, a 30 day extension but must be treated as a 60 day extension due to the Planning Board's standard August recess.

Thank you for your consideration of 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 font. A thick horizontal line is drawn above the signature, extending from the left edge of the signature to the right edge of the page.

Jody S. Kline

JSK/dlc

cc: Molly Jackson
Ryan Sigworth
Mike Fisher
Jonathan Lerner
Steve Crum
David Crowe



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

Effective: December 5, 2014

8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
 Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

 Request #1 Request #2

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: "Dowden's Station" Plan No. Site Plan #820160060

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: July 28, 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.)

Jody S. 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 2 months months until no later than September 29, 2016

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

Significant issues remain unresolved. As recently as last Friday, representatives of Applicant, Staff and DOT were meeting to discuss sophisticated issues regarding road alignment(s), site grading and unit orientation.

Signature of Person Requesting the Extension
 Miller, Miller & Canby

By: Jody S. Kline
 Signature Jody S. Kline

27 June 2016
 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 28 July 2016 until _____.
