



Extension of Preliminary Plan No. 120180120: Cabin John Village

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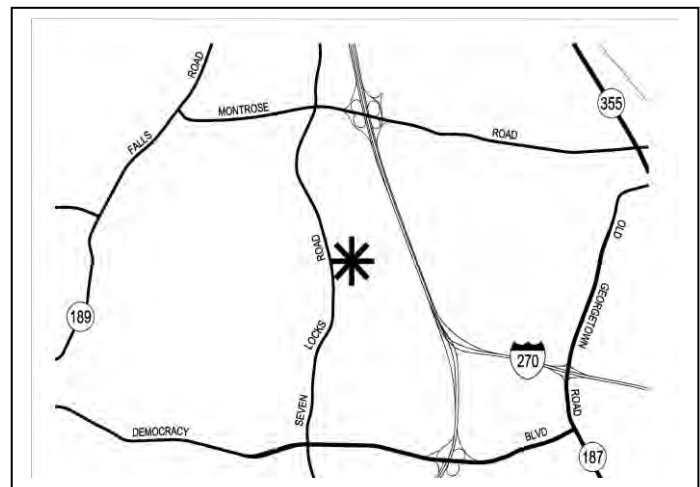
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Staff Report Date: 7/10/18

Description

Extension of Preliminary Plan No. 120180120: Cabin John Village

Request to extend the regulatory review period by three months to October 18, 2018; to subdivide the Subject Property into fifty-nine (59) lots for 59 townhouses and three (3) platted parcels for 300,000 square feet of retail/office uses (240,915 sq. ft. already existing) from three (3) platted parcels and one (1) unplatted parcel; located on the northeast corner of Seven Locks Road and Tuckerman Lane, 25.32 acres, CRT-0.75, C-0.5, R-0.25, H-35 and R-90, Zone, 2002 Potomac Master Plan.



Summary

Section 50.4.1.E of the Subdivision Regulations establishes the review procedures for a Preliminary Plan application and states that:

“the Board must schedule a public hearing to begin within 120 days after the date the Director accepts an application. The Director may postpone the public hearing by up to 30 days once without Board approval. The Director or applicant may request one or more extensions beyond the original 30 days with Board approval. The Board must notice the public hearing and indicate the new hearing date on the Board’s agenda. An application that was filled before February 13, 2017 is not subject to the subsection.”

The Cabin John Village Preliminary Plan application was accepted on February 20, 2018, which established a Planning Board date no later than June 20, 2018. The Planning Director previously approved an extension to July 19, 2019 with approval of an extension requested date April 16, 2018. The submitted extension is requesting an additional 90 days of review time to continue to work on the outstanding issues, which would bring the Preliminary Plan before the Planning Board no later than October 18, 2018. In order to resolve remaining issues with Staff and other County agencies, Staff support the Applicant’s extension request.

Staff recommends **approval** of this extension request.

Attachment A: Applicant’s extension request



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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: Cabin John Village Plan No. 120180120

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 21, 2018

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)

Katie Bucklew		EDENS	
Name		Affiliation/Organization	
7200 Wisconsin Ave, Suite 400			
Street Address			
Bethesda		MD	20814
City		State	Zip Code
(301) 652-7400		kibucklew@edens.com	
Telephone Number	ext.	Fax Number	E-mail

We are requesting an extension for 1 months until July 19, 2018

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

The Applicant is working with Staff to address certain DRC comments, the resolution of which will take the Applicant beyond the set resubmission date. Once these issues are resolved, the Applicant will resubmit plans addressing all DRC comments, which it expects to be able to do within the next few weeks.

Signature of Person Requesting the Extension

Signature

4.3.18

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 6/21/18 until 7/19/18.

Gwen Wright
Signature

4/16/18
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 _____.