






Solera Kensington, Preliminary Plan 120180220 and Site Plan 820180180, Regulatory Extension Request No. 1

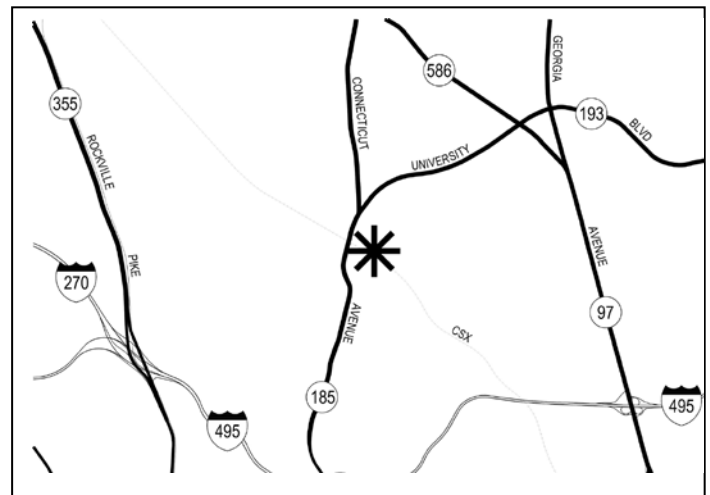
-  Emily Tettelbaum, Planner Coordinator, Area 2 Division, Emily.Tettelbaum@montgomeryplanning.org, 301.495.4569
-  Patrick Butler, Supervisor, Area 2 Division, Patrick.Butler@montgomeryplanning.org, 301.495.4561
-  Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, 301.495.4653

Staff Report Date: 9/25/18

**Description**

Request to extend the regulatory review period for Preliminary Plan No. 120180220 and Site Plan No. 820180180 for three months from October 25, 2018 to January 24, 2019.

Location: Southwest corner of the intersection of Metropolitan Avenue and St. Paul Street.  
 Master Plan: 2012 *Kensington Sector Plan*.  
 Zone: CRT 1.5; C 1.5, R 1.5, H 60.  
 Property size: 1.93 acres.  
 Application Accepted: June 26, 2018.  
 Applicant: SM Kensington Senior Living RE, LLC.  
 Review Basis: Chapter 50 and Chapter 59.



**Summary**

Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C of the Zoning Ordinance provide 120-day limits for Preliminary Plan and Site Plan hearings, respectively. However, the Planning Board may extend these periods. The Applicant has made a timely request to extend the review periods for the Preliminary Plan and Site Plan for three months from October 25, 2018 to January 24, 2019. 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. This is the first extension request associated with the subject project and it will allow the Applicant more time to address DRC comments and to continue with the required reviews with the Historic Preservation Commission (HPC).

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

Attachment 1: Applicant’s extension request (September 4, 2018).

# ATTACHMENT 1



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

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

**Plan Name:** Solera Reserve at Kensington      **Plan No.** 120180220 & 820180180

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: October 25, 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.)

William Kominers		Lerch, Early & Brewer, Chtd.	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Suite 700			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 841-3829	(301) 347-1783	wkominers@lercheearly.com	
<i>Telephone Number</i>	<i>ext.</i> <i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 3 months until January 25, 2019

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

See attached.

**Signature of Person Requesting the Extension**

William Kominers  
*Signature*

SEP 4, 2018  
*Date*