Westwood Shopping Center, Sketch Plan 320170010

Description
Location: Westbard Avenue in the southwest quadrant of the intersection with River Road and Ridgefield Road
Zone: CRT Zone
Master Plan: 2016 Westbard Sector Plan
Property size: 25.45 acres
Request to extend the review period for a sketch plan from October 6, 2016, to December 8, 2016
Applicant: Equity One
Filing Date: July 11, 2016

Summary
Staff Recommendation: Approval of the extension.

Section 7.3.3.C of the Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a sketch plan. The Planning Board may, however, extend these periods. Several complex issues regarding Sector Plan conformance were raised at the Development Review Committee meeting of August 22, 2016. Planning and Parks Department Staff is working with the Applicant and the community to address these issues. Staff is requesting that the review period for the sketch plan be extended from October 6, 2016, to December 8, 2016, to accommodate this on-going discussion.

Staff recommends APPROVAL of the extension request.

Attachment A: Staff extension request
Plan Name: Westwood Shopping Center

This is a request for extension of: ☑ Sketch Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 10.6.2016

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:

Elza Hisel-McCoy
Regulatory Supervisor, Area 1, M-NCPPC

We are requesting an extension for 2 months until 12.8.2016

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

To enable Planning and Parks Department staff, the Applicant, and the community to continue working to resolve key issues relating to Sector Plan conformance.
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 __________________________.