



## Westwood Shopping Center, Sketch Plan 320170010

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Staff Report Date: 9.26.16

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### Description

Location: Westbard Avenue in the southwest quadrant of the intersection with River Road and Ridgefield Road

Zone: CRT Zone

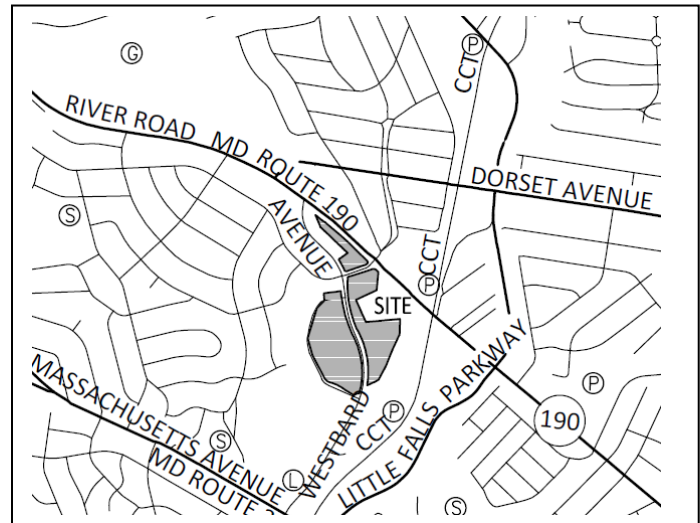
Master Plan: 2016 *Westbard Sector Plan*

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



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Effective: December 5, 2014

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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:** Westwood Shopping Center      **Plan No.** 320170010

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: 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:**

Owner,  Owner's Representative,  Staff (check applicable.)


Elza Hisel-McCoy		Regulatory Supervisor, Area 1, M-NCPPC	
<i>Name</i>		<i>Affiliation/Organization</i>	
8787 Georgia Avenue			
<i>Street Address</i>			
Silver Spring		MD	20910
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 495-2115		elza.hisel-mccoy@montgomeryplanning.org	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

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.

**Signature of Person Requesting the Extension**

  
 \_\_\_\_\_  
*Signature*

9.26.2016  
 \_\_\_\_\_  
*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 \_\_\_\_\_ until \_\_\_\_\_.