Site Plan No. 820150140, Offutt Estates: Regulatory Extension Request

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Staff Report Date: 4/21/17

Description

Request to extend the regulatory review period for Site Plan No. 820150140 an additional three months to September 7, 2017.

- Residential development consisting of 6 townhouse units on 0.5 acres of land zoned RT-12.5;
- Located on Hillery Way approximately 450 feet west of Rockville Pike (MD 355) within the White Flint Sector Plan area;
- Application Accepted: May 3, 2016;
- Applicant: Alexander & Miry Livnat;

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.

This Application was accepted on May 3, 2016, with a tentative Planning Board date of September 8, 2016. The Applicant has made several timely requests for extensions, which were all subsequently approved by the Planning Board.

Since January 2017, the Applicant and Staff have been working together to resolve remaining issues. The Applicant is now seeking another three-month extension to allow Staff to review the latest plans and to prepare for the Planning Board hearing.

Staff recommends approval of the proposed extension request, which sets a Planning Board date on September 7, 2017.

Attachment 1: Applicant’s completed Regulatory Plan Extension Request form (April 11, 2017)
REGULATORY PLAN EXTENSION REQUEST

Request #2

File Number
Date Received

Plan Name: O'Flutt Estates
Plan No: 120150040 / 820150140

This is a request for extension of:  
☐ Project Plan  ☑ Preliminary Plan  ☑ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: June 8, 2017

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)

Name
Affiliation/Organization
18220 Frederick Road, Suite 300

Street Address
Glenwood

City
State
Zip Code

Telephone Number  (301) 208-0250  (301) 208-1270  pgai@verizon.net  Fax Number  E-mail

We are requesting an extension for 3 months until September 7, 2017

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

Due to evolving comments regarding the preliminary and site plan, we have been unable to reach a final consensus with the planning staff. We are very close but staff has requested that we file this extension request to insure enough time is available to prepare for the planning board hearing.

Signature of Person Requesting the Extension

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 ________________.