



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

RHR

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KA

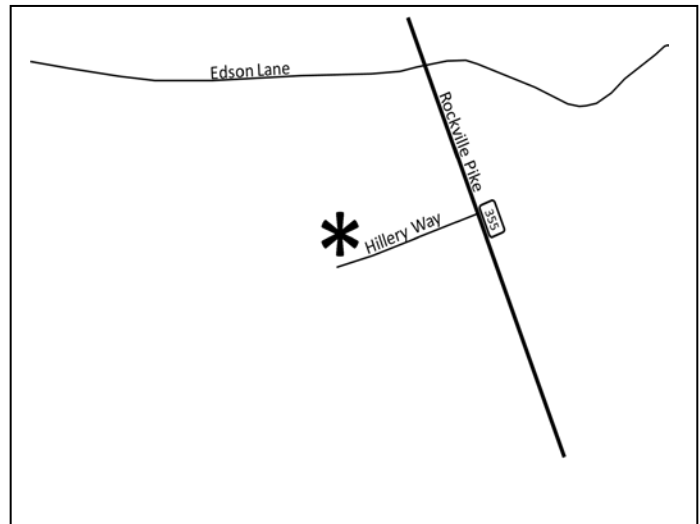
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Staff Report Date: 4/21/17

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;
- Review Basis: Chapter 59, Montgomery County Code.



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)



**Montgomery County Planning Department**  
**Maryland-National Capital Park and Planning Commission**

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: Olfutt Estates      Plan No. 120150040 / 820150140

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 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)

Dean Packard		Packard & Associates, LLC	
<i>Name</i>		<i>Affiliation/Organization</i>	
16220 Frederick Road, Suite 300			
<i>Street Address</i>			
Glathersburg		MD	20877
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 208-0250	(301) 208-1270	pgai@verizon.net	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

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

*Dean Packard*  
 Signature

4/11/17  
 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 \_\_\_\_\_

\_\_\_\_\_