






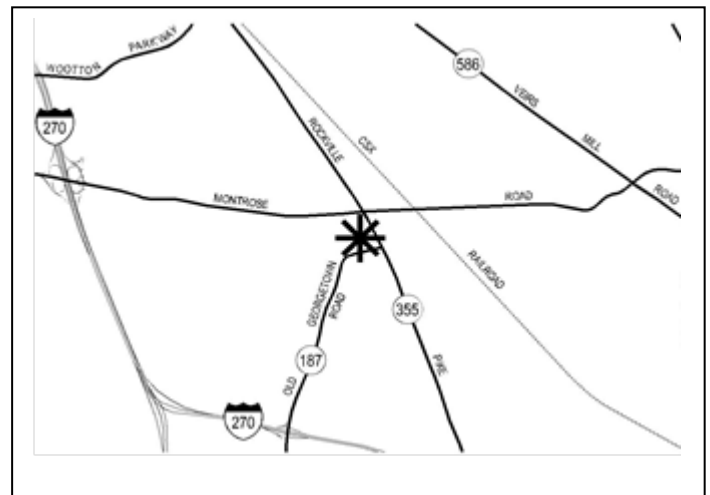
Pike & Rose Phase II Site Plan Amendment No. 82013012D, Regulatory Extension Request

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Staff Report Date: 12/8/17

Description

- Request to extend the regulatory review period for Site Plan Amendment No. 82013012D, from January 18, 2018 to February 15, 2018;
- Location: North of Old Georgetown Road (MD 187) between Rockville Pike (MD 355) and Towne Road;
- Zone: CR3, C1.5, R2.5, H200 and CR4, C3.5, R3.5, H300;
- Master Plan: 2010 *White Flint Sector Plan*;
- Property size: 10.32 acres;
- Applicant: Federal Realty Investment Trust;
- Acceptance Date: September 1, 2017.



Summary

Section 59-7.3.4.C of the Zoning Ordinance generally states that Site Plan applications must be scheduled for a public hearing within 120 days after the date an application is accepted.

The Application was accepted on September 1, 2017, with a tentative Planning Board date of December 28, 2017. The Applicant made a timely request for a 30-day extension by the Planning Director, which was granted on October 26, 2017. The revised Planning Board date was set for January 18, 2018.

The Applicant is now seeking another 30-day extension, which must be approved by the Planning Board. The Applicant is requesting this extension because additional time is needed to address agency comments.

Staff recommends approval of the proposed extension request, which sets a Planning Board date of February 15, 2018.

Attachment 1: Applicant's extension request (dated November 20, 2017).

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 _____.