



Offutt Estates, Site Plan No. 820150140 Extension Request



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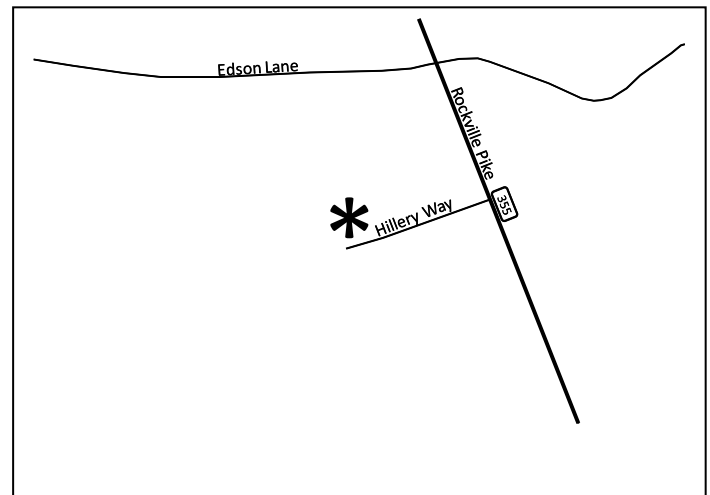
Carrie Sanders, Chief, Area 2 Division, carrie.sanders@montgomeryplanning.org, (301) 495-4653

Staff Report Date: 12/1/17

Description

Request to extend the regulatory review period for Site Plan No. 820150140 an additional 4 months.

- 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 2010 *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. The Site Plan 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.

The Applicant is now seeking a four-month extension to allow the Applicant's team additional time for revisions and continued coordination with Staff and other County agencies.

Staff recommends approval of the proposed extension request, which sets a Planning Board date on April 5, 2018.

Attachment 1: Applicant's completed Regulatory Plan Extension Request form (November 30, 2017).

ATTACHMENT 1

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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
Date Received

MCPB Hearing Date

Plan Name: Offutt Estates

Plan No. 120150040

This is a request for extension of:

☐ Project Plan
☒ Preliminary Plan

☐ Sketch Plan
☒ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: December 7, 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

Name

Affiliation/Organization

16220 Frederick Road, Suite 300

Street Address

Gaithersburg

MD

20877

City

State

Zip Code

(301) 208-0250

(301) 208-1270

dean@packardassociatesllc.com

Telephone Number ext.

Fax Number

E-mail

We are requesting an extension for 4 months until April 5, 2018

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

This is for the Preliminary Plan (120150040) and Site Plan (820150140). We have reached and agreement to propose 4 townhouses and 1 single family house for the project per a meeting with the entire staff. All of the plans have been coordinate but we need more time to process the agreed upon layout. We expect that approvals will be forthcoming but need enough time to process and schedule the hearing.

Signature of Person Requesting the Extension

Signature

11/30/17

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 _____.