WMAL Bethesda: Regulatory Extension Request, Site Plan No. 820170170

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Staff Report Date: 1-12-18

Description
Request to extend the regulatory review period for Site Plan No. 820170170 an additional 3 months to May 24, 2018.

Location: Northeast quadrant of the intersection of Greentree Road and Interstate 495; Zone: R-90; Master Plan: 1992 North Bethesda/Garrett Park Master Plan; Property size: 74.83; Application Accepted: October 25, 2017; Applicant: Toll Brothers, Inc.

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 Application was accepted on October 25, 2017, with a tentative Planning Board date of February 22, 2018. This timely extension request exceeds the 30-day extension that may be granted by the Planning Director; therefore, it requires Planning Board approval. The Applicant is requesting a three-month extension for the Site Plan review period, because more time is needed to adequately address the comments from the Development Review Committee (DRC).

Staff supports the Applicant’s request to extend the review period, which sets a tentative Planning Board date on May 24, 2018.

Attachment 1: Applicant’s extension request (dated December 29, 2017).
REQUEST FOR EXTENSION OF: D Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: February 22, 2018

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.)

Patricia Harris
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We are requesting an extension for 3 months until May 24, 2018

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

The applicant needs additional time to adequately address all of the DRC comments.

Signature of Person Requesting the Extension

December 29, 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 ________________.