




Sketch Plan No. 320170020A, Preliminary Plan No. 120180010, and Site Plan No. 820180020, Montgomery Village Center Extension Request

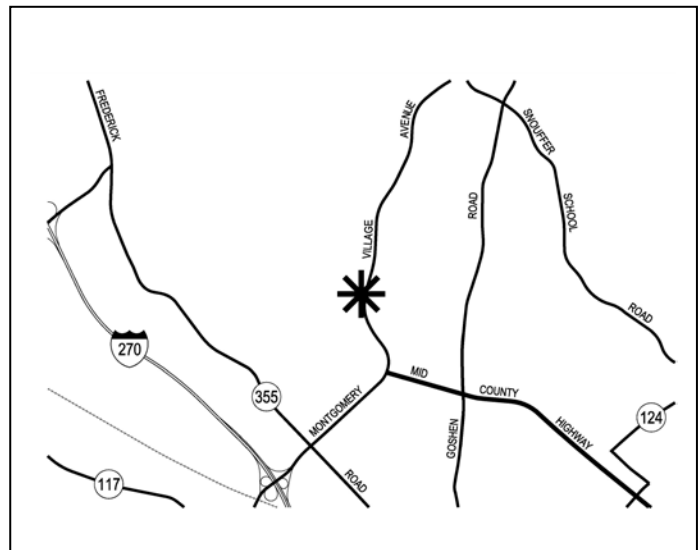
-  Troy Leftwich, Senior Planner, Area 2 Division, troy.leftwich@montgomeryplanning.org, 301-495-4553
-  Garry Meus, Planner Coordinator, Area 2 Division, garry.meus@montgomeryplanning.org, 301-495-4537
-  Patrick Butler, Acting Supervisor, Area 2 Division, patrick.butler@montgomeryplanning.org, 301-495-4561
-  Carrie Sanders, Chief, Area 2 Division, carrie.sanders@montgomeryplanning.org, 301-495-4653

Staff Report Date: 1/31/18

Description

Request to extend the regulatory review period for Sketch Plan 32017002A, Preliminary Plan 120180010, and Site Plan 820180020 from February 22, 2018 to April 26, 2018.

Location: Southeast quadrant of the intersection of Montgomery Village Avenue and Centerway Road;
Zone: CRT-1.5, C-0.75, R-1.0, H-75;
Master Plan: *2016 Montgomery Village Master Plan*;
Size: 18.78 acres;
Application Accepted: September 28, 2017;
Applicant: W-ARC MV Owner VII, LLC.



Summary

Sketch Plan 32017002A, Preliminary Plan 120180010, and Site Plan 820180020 were filed concurrently. Section 59.7.3.3.C. of the Zoning Ordinance states that when a Sketch Plan application is accepted for concurrent review with a Preliminary Plan, the Planning Board may schedule the public hearing to begin within 120 days after the date the applications were accepted. Section 50.4.1.E. of the Subdivision Regulations and Section 59-7.3.4.C of the Zoning Ordinance generally state that Preliminary Plan and Site Plan applications must be scheduled for a public hearing within 120 days after the date an application is accepted.

The Applications were accepted on September 28, 2017, with a tentative Planning Board date of January 25, 2017. A timely 30-day extension request was granted by the Planning Director, which extended the Planning Board date to February 22, 2017. Any request beyond 30 days must be acted on by the Planning Board.

The Applicant is requesting another extension for the Sketch Plan, Preliminary Plan, and Site Plan review period, because additional time is needed to adequately address comments and revisions requested from agencies and Staff.

Staff supports the Applicant’s request to extend the review period by two months, which sets a tentative Planning Board date on April 26, 2018.

Attachment 1: Applicant’s extension request (dated January 26, 2018).

ATTACHMENT 1
Law Offices Of
MILLER, MILLER & CANBY
MM&C
CLIENT FOCUSED. RESULTS DRIVEN.

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All attorneys admitted in Maryland and where indicated.

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MICHAEL G. CAMPBELL (DC, VA)
SOO LEE-CHO (CA)
DIANE E. FEUERHERD
CALLIE CARNEMARK (VA)

JSKLINE@MMCANBY.COM

January 26, 2018

Mr. Gary Meus
M-NCPPC
Area 2 Planning Division
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Montgomery Village Center,
Sketch Plan Amendment 32017002A,
Preliminary Plan 120170150,
Site Plan 820180020;
Request for Extension of Regulatory Plan Review

Dear Gary:

Thanks to you and your colleagues for the helpful discussion yesterday.

Following up on the discussion of yesterday and the e-mail from Troy of this morning, attached is the Regulatory Plan Extension Request seeking an extension until April 26 for presentation of the plans referenced above to the Planning Board.

Please let me know what date this matter is scheduled for Planning Board consideration.

Sincerely Yours,

MILLER, MILLER & CANBY



Jody S. Kline

JSK:sda

Enclosure

cc: Troy Leftwich
Jeff Certosimo
Ryan David



8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
 Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Sketch Plan 32017002A
 Preliminary Plan 120170150
 Site Plan 820180020

Plan Name: Montgomery Village Center Plan No. _____

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: February 22, 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.)


<u>Jody Kline</u>		<u>Miller, Miller & Canby</u>	
<i>Name</i>		<i>Affiliation/Organization</i>	
<u>200-B Monroe Street</u>			
<i>Street Address</i>			
<u>(301) 762-5212</u>		<u>Maryland</u>	<u>20850</u>
<i>Telephone Number</i>		<i>State</i>	<i>Zip Code</i>
<u>ext.</u>	<u>Fax Number</u>	<u>JSKline@mmcanby.com</u>	
<i>ext.</i>		<i>E-mail</i>	

We are requesting an extension for 2 months until April 26, 2018

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

On 27 December 2017, Staff provided to the Applicant a "punch list" of changes and supplements to the Amended Sketch Plan, Preliminary and Site Plan Applications filed with M-NCPPC that were required in order to make the applications complete so that Staffs review could be completed. The Applicant has determined that the time needed to respond to Staff's request will not allow for adequate time for Staff to prepare and publish a staff report and recommendation in time for a February 22, 2018 scheduled hearing. Hence this extension request is submitted herewith.

Signature of Person Requesting the Extension

ATLANTIC REALTY


Signature

26 January, 2018

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 _____.
