Chapter 50, Subdivision Regulations, Section 50.4.1.E provides a 120-day limit for preliminary plan hearings. The Planning Board may, however, extend this period. The Applicant requested, in an application dated May 8, 2018, that the review period for the Preliminary Plan be extended from the current date of May 24, 2018 to July 19, 2018. The extension will allow the Applicant more time to complete the noise study for this site. The Planning Director previously extended the review period on March 23, 2018, to allow the Applicant additional time to address DRC comments. The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance.

Staff recommends APPROVAL of this extension request.

Attachment A: Applicant’s extension requests
Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

REGULATORY PLAN EXTENSION REQUEST

☐ Request #1  ☐ Request #2

File Number
Date Received
MCPB Hearing Date

Plan Name: BROOKE PARK, Parcel A  Plan No. 12010003A

This is a request for extension of:  ☑ Preliminary Plan  ☐ Project Plan  ☐ Sketch Plan  ☐ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: May 24, 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)

Jody Kline
Name
200B Monroe Street
Street Address
Rockville
City
Maryland
State
20850
Zip Code

301.762.5212
Telephone Number
jskline@mmcanby.com
E-mail

We are requesting an extension for 1 months until June 21, 2018

Describe the nature of the extension request. Provide a separate sheet if necessary.
The due date for determination of whether the Applicant’s final submission is complete is March 20, 2018, which is also the date on which the Applicant intends to make its final submission after review and discussion with Staff about the state of the application. If upon review of the final submission, the Staff finds the application to be incomplete or needing clarification or supplementary material, the Applicant asks that this request be submitted for action by the Planning Director to move the public hearing date to June 21, 2018.

Signature of Person Requesting the Extension

Jody S. Kline

20 March 2018
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 ______________.
Plan Name: BROOKE PARK, Parcel A  Plan No. 12010003A

This is a request for extension of:  [X] Preliminary Plan  [ ] Sketch Plan  [ ] Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: May 24, 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, [X] Owner's Representative, [ ] Staff (check applicable.)

Jody Kline, Miller, Miller & Canby, Attorney for Applicant

Name  Affiliation/Organization
200B Monroe Street
Rockville  MD  20850

City  State  Zip Code
301.762.5212  jskline@mmcanby.com

Telephone Number  ext.  Fax Number  E-mail

We are requesting an extension for 2 months until July 19, 2018

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

It has been determined that a noise study needs to be conducted to determine the impact of noise from adjacent roadways on exterior open areas. That noise study can not be completed in time so that its findings can be evaluated in a staff report to be considered at a May 24th hearing. Therefore, the Applicant requests an additional two months for preparation of the noise study and completion of the staff report.

Signature of Person Requesting the Extension

Signature  8 May 2018
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 _______________.