



Extension Request for Sketch Plan No 320180130: Fairchild Apartments

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Staff Report Date: 5/03/18

Description

Extension Request for Sketch Plan No 320180130: Fairchild Apartments: Request to extend the regulatory review period by up to two months, with a Planning Board hearing date no later than July 26, 2018, to allow for a new multi-family residential building up to 203,102 square feet in size with up to 212 dwelling units, including 15% MPDUs; located on the south side of Century Blvd, approximately 150 feet east of the intersection with Aircraft Drive; 5.49 acres, CR 2.0, C-1.5 R-1.5 H-145T; 2009 Germantown Employment Area Master Plan.

Recommendation – Approval with conditions

Applicant: Peter Henry

Application Accepted: February 13, 2018

Review Basis: Chapter 59



Summary

Section 59.7.3.3.C of the Montgomery County Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a project plan application, though the Board may extend this period. For this application, the 90-day deadline is May 17, 2018.

A representative of the Applicant submitted on March 29th a request to extend the regulatory clock for the Sketch Plan Application for up to two months. The extension is to provide the Applicant additional time to resolve multiple issues that were raised by the Development Review Committee including the requested public benefits for optional method projects, the location of public open space, building layout and coordination with utilities. The requested extension will have the Sketch Plan before the Planning Board no later than July 26, 2018. Staff and the Applicant plan to bring this item before the Board sooner than the requested extension date, but still face uncertainty on when that will be.

Staff recommends **approval** of this extension request.

Attachment A: Extension Request Form



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	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: _____ **Plan No.** _____

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: _____

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.)

Name	Affiliation/Organization		
Street Address			
City	State	Zip Code	
Telephone Number	ext.	Fax Number	E-mail

We are requesting an extension for _____ months until _____

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

Signature of Person Requesting the Extension

Matthew Walters
 Signature

3/29/2018
 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 _____.