



**Wildwood Manor Shopping Center, Preliminary Plan No. 11989271C and Site Plan No. 82008024B, Regulatory Extension Request #2**

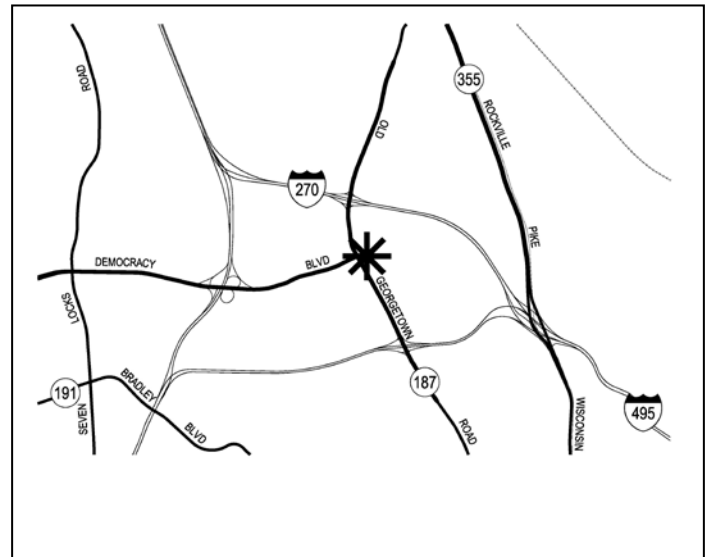
- RHR Rhoda Hersson-Ringskog, Senior Planner, Area 2 Division, Rhoda.Hersson-Ringskog@montgomeryplanning.org, (301) 495-2192
- PB Patrick Butler, Supervisor, Area 2 Division, Patrick.Butler@montgomeryplanning.org, (301) 495-4561
- CS Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, (301) 495-4653

Staff Report Date: 8/24/18

**Description**

Request to extend the regulatory review period for Preliminary Plan No. 11989271C and Site Plan No. 82008024B, from September 6, 2018 to October 25, 2018.

Location: 10401 Old Georgetown Road (MD 187), approximately 100 feet south of intersection of Rock Spring Drive;  
 Master Plan: 2017 *Rock Spring Sector Plan*;  
 Zone: CRT-1.25: C-0.5, R-0.75, H-50;  
 Property Size: 3.49 acres;  
 Application Accepted: April 5, 2018;  
 Applicant: Alvin Aubinoe, Wildwood Medical Center;  
 Review Basis: Chapter 50, Subdivision Regulations and Chapter 59, Zoning Ordinance.



**Summary**

Section 50-4.1.E of the Subdivision Regulations and Section 59-7.3.4.C of the Zoning Ordinance generally states 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 Application was accepted on April 5, 2018, with a tentative Planning Board date of August 2, 2018. On May 16, 2018, the Applicant made a timely request for just over one month, which exceeds the 30-day extension that can be granted by the Planning Director; therefore, it required Planning Board approval. The Planning Board granted the extension on June 14, 2018. The revised tentative Planning Board date was set for September 6, 2018.

The Applicant is requesting a second extension for two months for the Preliminary Plan and Site Plan review periods from September 6, 2018 to October 25, 2018, because additional time is required to address the Planning Department and external agency comments.

Staff supports the Applicant’s request to extend the review period with a tentative Planning Board date of October 25, 2018.

Attachment 1: Applicant’s extension requests (dated July 17, 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 \_\_\_\_\_.



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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:** Wildwood Manor Shopping Center - Part of Parcel C      **Plan No.** 82008024B

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: 9/6/18

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.)

Wildwood Medical Center, LLC		Alvin Aubinoe, Managing Member	
<i>Name</i>		<i>Affiliation/Organization</i>	
7507 Arlington Road			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 656-9000		ala@ala-inc.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 2 months until October 25, 2018

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

The Applicant needs additional time to finalize and resubmit plans for M-NCPPC staff review that comprehensively addresses design/layout concerns raised by staff as well as resolves outside agency comments conveyed to the Applicant at and/or shortly after DRC.

**Signature of Person Requesting the Extension**

*Signature*      Alvin Aubinoe, Managing Member  
 Wildwood Medical Center, LLC

7/17/18  
*Date*

**Extension Review**

*Planning Director Review for Extensions 30 days or less*

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\_\_\_\_\_  
*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 \_\_\_\_\_.

\_\_\_\_\_