Solera Kensington, Preliminary Plan 120180220 and Site Plan 820180180, Regulatory Extension Request No. 1

Request to extend the regulatory review period for Preliminary Plan No. 120180220 and Site Plan No. 820180180 for three months from October 25, 2018 to January 24, 2019.

Location: Southwest corner of the intersection of Metropolitan Avenue and St. Paul Street.
Zone: CRT 1.5; C 1.5, R 1.5, H 60.
Property size: 1.93 acres.
Application Accepted: June 26, 2018.
Applicant: SM Kensington Senior Living RE, LLC.
Review Basis: Chapter 50 and Chapter 59.

Summary
Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C of the Zoning Ordinance provide 120-day limits for Preliminary Plan and Site Plan hearings, respectively. However, the Planning Board may extend these periods. The Applicant has made a timely request to extend the review periods for the Preliminary Plan and Site Plan for three months from October 25, 2018 to January 24, 2019. 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. This is the first extension request associated with the subject project and it will allow the Applicant more time to address DRC comments and to continue with the required reviews with the Historic Preservation Commission (HPC).

Staff recommends APPROVAL of the extension request.

Attachment 1: Applicant’s extension request (September 4, 2018).
ATTACHMENT 1

Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
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REGULATORY PLAN EXTENSION REQUEST

☐ Request #1  ☐ Request #2

M-NCPPC Staff Use Only

File Number
Date Received

MCPB Hearing Date

Plan Name: Solera Reserve at Kensington
Plan No. 120180220 & 820180180

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: October 25, 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.)

William Kominers
Lerch, Early & Brewer, Chrd.

Name
Affiliation/Organization

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We are requesting an extension for 3 months until January 25, 2019

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

See attached.

Signature of Person Requesting the Extension

Signature

Date

Sam. 4, 2018