



Westwood Shopping Center, Site Plan 820180190, Regulatory Extension No. 1

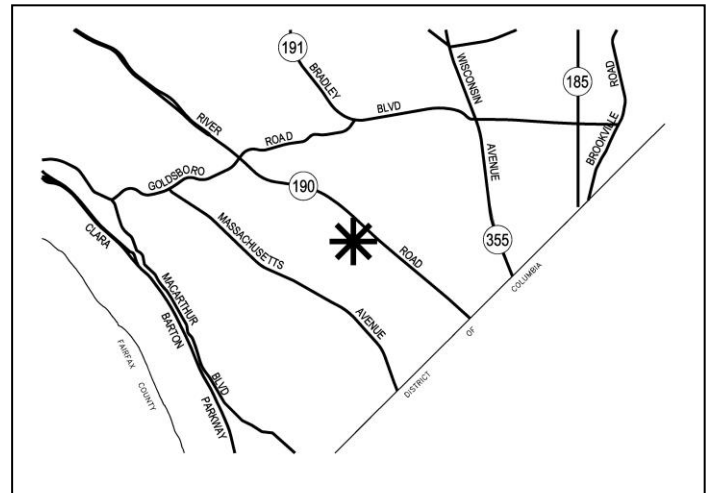
- SD Stephanie Dickel, Planner Coordinator, Area 1, stephanie.dickel@montgomeryplanning.org, (301) 495-4527
- Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115
- MP Mark Pfefferle, Interim Chief, Area 1, mark.pfefferle@montgomeryplanning.org, (301) 495-4730

Staff Report Date: 10/1/2018

Description

Request to extend the Site Plan from October 11, 2018 through January 31, 2019.

Location: On the west side of Westbard Avenue, 150 feet south of Ridgefield Road
 Zone: CRT 2.0; C 0.75, R 1.25, H 60
 Master Plan: 2016 *Westbard Sector Plan*
 Property size: 12.4 acres
 Applicant: Equity One, LLC
 Acceptance Date: June 14, 2018



Summary

Section 59.7.3.4.C provides a 120-day limit for site plan hearings. The Planning Board may, however, extend this period. Staff is requesting, in an application dated September 27, 2018, that the review period for the Site Plan be extended from the current date of October 11, 2018 to January 31, 2019. The Applicant’s first resubmission following the Development Review Committee meeting was incomplete and the extension will allow the Applicant more time to address Planning Staff and agency 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. This is the first extension request associated with the subject project.

Staff recommends **APPROVAL** of the extension request.



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 Date Received	_____	MCPB Hearing Date	_____
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Plan Name: Westwood Shopping CenterPlan No. 820180190

This is a request for extension of:

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

The Plan is tentatively scheduled for a Planning Board public hearing on: October 11, 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.)

Area 1 Staff

Montgomery County Planning Department

Name 8787 Georgia Avenue

Affiliation/Organization

Street Address Silver Spring

MD

20910

City 301-495-4527

State

Zip Code

Telephone Number ext. Fax Number E-mail

We are requesting an extension for 3.5 months until January 31, 2019

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

The Applicant's first resubmission following the Development Review Committee meeting was incomplete and the extension will allow the Applicant more time to address Planning Staff and agency DRC comments.

Signature of Person Requesting the Extension


 Signature

9.27.18
 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 _____.