



Wildwood Manor Shopping Center, Preliminary Plan No. 11989271C and Site Plan No. 82008024B, Regulatory Extension Request #3



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Staff Report Date: 10/5/18

Description

Request to extend the regulatory review period for Preliminary Plan No. 11989271C and Site Plan No. 82008024B, from October 25, 2018 to December 20, 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*;

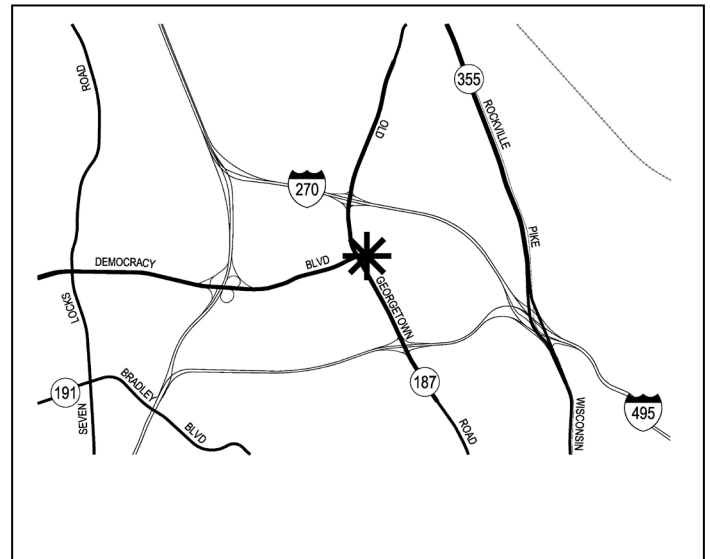
Zone: CRT-1.25: C-0.5, R-0.75, H-50;

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. The Planning Board granted the first extension request from August 2, 2018 to September 6, 2018 and the second request from September 6, 2018 to October 25, 2018.

The Applicant has made a third timely request to extend the Preliminary Plan and Site Plan review period by an additional two months from October 25, 2018 to December 20, 2018.

The Applicant is requesting a third extension for the Preliminary Plan and Site Plan review periods because slightly more time is required to obtain Department of Permitting Services stormwater management and Department of Transportation approvals, and to address the remaining Planning Department comments.

Staff supports the Applicant's request to extend the review period until December 20, 2018.

Attachment 1: Applicant's extension requests (dated September 26, 2018).

ATTACHMENT 1



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

Page 1 of 2

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Effective: December 5, 2014

Phone 301.495.4550
Fax 301.495.1306

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. 11989271C

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.)

Wildwood Medical Center, LLC

Alvin Aubinoe, Managing Member

Name

Affiliation/Organization

107 West Jefferson Street (new address)

Street Address

Rockville

MD

20850

City

State

Zip Code

(301) 656-9000

ala@ala-inc.com

Telephone Number ext. Fax Number

E-mail

We are requesting an extension for _____ months until December 20, 2018

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

The Applicant resubmitted revised plans on September 18th that responded to design/layout comments and concerns raised by M-NCPPC staff as well as resolved outside agency comments received at/shortly after DRC review of this matter. Additional time is required for staff review of the latest resubmission and preparation of the staff report for the Planning Board hearing.

Signature of Person Requesting the Extension

Signature

Alvin Aubinoe, Managing Member
Wildwood Medical Center, LLC

September 26, 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 _____.



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 Maryland-National Capital Park and Planning Commission

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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: October 25, 2018

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Person requesting the extension:

Owner, Owner's Representative, Staff (check applicable.)

Wildwood Medical Center, LLC

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Signature of Person Requesting the Extension

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Alvin Aubinoe, Managing Member
 Wildwood Medical Center, LLC

September 26, 2018
 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 _____.
