



Fairchild Apartments: Site Plan No. 820180220 – Regulatory Review Extension Request No. 1

BCB Benjamin Berbert, Planner Coordinator, Area 3, Benjamin.Berbert@Montgomeryplanning.org 301-495-4644

SP Sandra Pereira, Supervisor, Area 3, Sandra.Pereira@Montgomeryplanning.org 301-495-2186

RAW Richard Weaver, Chief, Area 3, Richard.Weaver@Montgomeryplanning.org 301-495-4544

Staff Report Date: 11/21/18

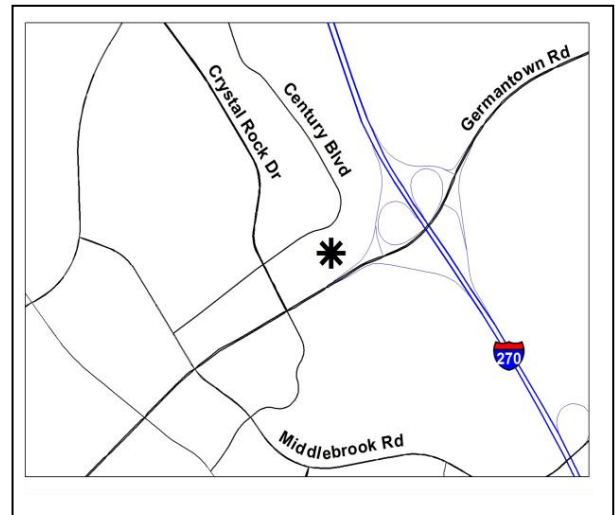
Description

Fairchild Apartments: Site Plan No. 820180220: Request for a two-month extension to the regulatory review of the site plan, for a new multi-family residential building 203,102 square feet in size with 212 multi-family dwelling units, and to retain 20,933 square feet of existing commercial restaurant uses in three one-story buildings; 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 and Germantown Transit Mixed Use Overlay Zone; 2009 Germantown Employment Area Master Plan.

Applicant: Matthew Walters (HIP Projects)

Submittal Date: May 31, 2018

Review Basis: Chapter 59



Summary

Section 59-7.3.4.C. of the Zoning Ordinance establishes the review procedures for a Site Plan application and states that:

“the Planning Board must schedule a public hearing to begin within 120 days after the date an application is accepted. The Planning Director may postpone the public hearing by up to 30 days once without Planning Board approval. The Planning Director or applicant may request an extension beyond the original 30 days with Planning Board approval. Any extension of the public hearing must be noticed by mail and on the hearing agenda with the new public hearing date indicated”.

Staff is requesting the Planning Board approve up to a two-month extension in the regulatory review for the Fairchild Apartments Site Plan, bringing the site plan before the Board no later than February 7, 2019. The outstanding item preventing this site plan from being brought before the Board is an approval from the Department of Permitting Services (DPS) Water Resources Section for Stormwater management. The two-month extension is an adequate length of time to reconcile the outstanding review comments from DPS on Stormwater, and it is likely the site plan will be before the Planning Board before the full two months have elapsed.

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

Attachment A: Staff's extension request



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

Effective: December 5, 2014

8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

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: _____ **Plan No.** _____

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: _____

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

Signature

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 _____.