Cabin John Village: Site Plan No. 820190020, Regulatory Review Extension Request No. 1

Request to extend the regulatory review period by 4.5 months to April 18, 2019; to construct 45,000 square feet (29,000 net new square feet) of commercial uses and 48 single-family attached units including 12.5% MPDU’s, located at the northeast corner of Seven Locks Road and Tuckerman Lane; 25.32 acres, CRT-0.75, C-0.5, R-0.25, H-35 and R-90 Zone, 2002 Potomac Master Plan.

Applicant: Cabin John (EDENS), LLC
Submittal Date: August 28, 2018
Review Basis: Chapter 59

Summary
Section 59.7.3.4.C of the Montgomery County Zoning Ordinance provides that the Planning Board shall hold a public hearing for Site Plans no later than 120 days after the date the application(s) are accepted. However, the Director may postpone the public hearing by up to 30 days once without Board approval and the Director or applicant may request one or more extensions beyond the original 30 days with Board approval.

The Cabin John Village Site Plan application was accepted on August 28, 2018, which established a Planning Board date no later than January 3, 2019. The Applicant continues to work with Staff to refine the design of the Phase I site plan application in terms of circulation, architecture, open space, and amenities. In order to continue to work towards a final submittal, the Applicant requests a 4.5-month extension to no later than April 18, 2019.

Staff recommends approval of this extension request.

Attachment A: Applicant’s extension request
Montgomery County Planning Department  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
www.montgomeryplanning.org  
Effective: July 31, 2018  
Phono 301.496.4650  
Fax 301.496.1306

REGULATORY REVIEW EXTENSION REQUEST

[ ] Request #1  [ ] Request #2

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Plan Name: Cabin John Village  
Plan Noc. 820190020

This is a request for extension of:  
[ ] Project Plan  
[ ] Preliminary Plan  
[ ] Sketch Plan  
[ ] Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: January 3, 2019

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.)

Erin E. Girard, Esquire  
Linowes and Blocher LLP

Name  Affiliation/Organization
7200 Wisconsin Avenue, Suite 800  
Bethesda  
MD  
20814

Street Address  
City  State  Zip Code
(301) 961-5153  (301) 654-2801  egirard@linowes-law.com
Telephone Number ext.  Fax Number  E-mail

We are requesting an extension for 3 _______ months until April 18, 2019

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

Applicant needs additional time to work through a number of technical development review comments and coordinate with appropriate agencies on such issues as park entrance locations and design.

Signature of Person Requesting the Extension

[Signature]  11/9/18
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 __________________________.