



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

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Staff Report Date: 12/7/18

Description

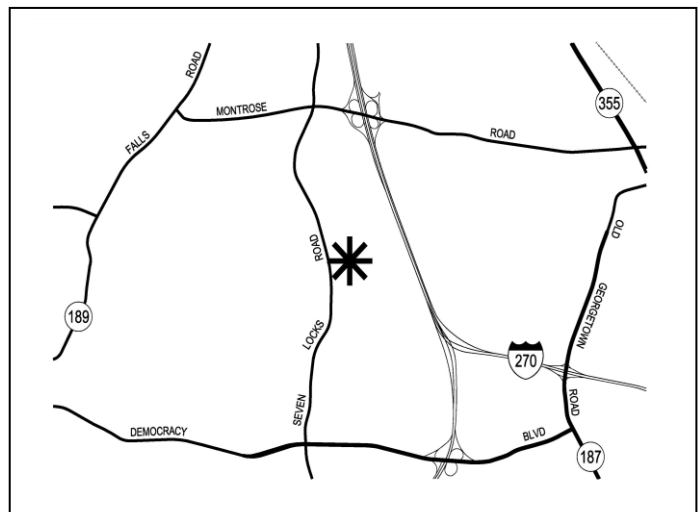
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Request to extend the regulatory review period by 4.5 months to April 18, 2019; to construct 45,000 square feet (29,000 net new square feet) of commercial uses and 48 single-family attached units including 12.5% MPDU's, located at the northeast corner 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

Effective: July 31, 2018

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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Cabin John Village **Plan No.** 820190020

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: 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	
<i>Name</i>		<i>Affiliation/Organization</i>	
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<i>Street Address</i>			
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<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 961-5153	(301) 654-2801	egirard@linowes-law.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

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

11/19/18
 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 _____.