






Wildwood Manor Shopping Center, Preliminary Plan No. 11989271C and Site Plan No. 82008024B, Regulatory Extension Request #4

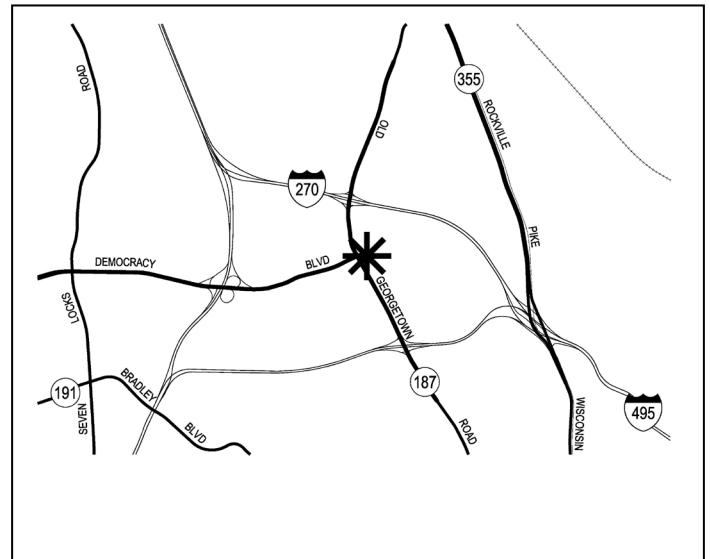
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Staff Report Date: 12/13/18

Description

Request to extend the regulatory review period for Preliminary Plan No. 11989271C and Site Plan No. 82008024B, from December 20, 2018 to January 10, 2019.

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, the second request from September 6, 2018 to October 25, 2018, and a third request from October 25, 2018 to December 20, 2018.

The Applicant is requesting a fourth extension for the Preliminary Plan and Site Plan review periods in response to requests from members of the community to reschedule the Planning Board hearing from December 13, 2018 to January 10, 2019.

Staff supports the Applicant’s request to extend the review period until January 10, 2019.

Attachment 1: Applicant’s extension request (dated December 11, 2018).

ATTACHMENT 1



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 Request #4

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 and 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: December 13, 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	
<i>Name</i>		<i>Affiliation/Organization</i>	
107 West Jefferson Street (new address)			
<i>Street Address</i>			
Rockville		MD	20850
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 656-9000		ala@ala-inc.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for _____ months until January 10, 2019.

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

In response to recent requests submitted by members of the community for a change in hearing date due to schedule conflicts, the Applicant, in consultation with Planning Staff, has agreed to a rescheduling of the Planning Board hearing to January 10, 2019.

Signature of Person Requesting the Extension

Signature Alvin Aubinoe, Managing Member
Wildwood Medical Center, LLC

December 11, 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 _____.