




Westwood Shopping Center, Site Plan 820180190, Regulatory Extension No. 2

-  Stephanie Dickel, Planner Coordinator, Area 1, stephanie.dickel@montgomeryplanning.org, (301) 495-4527
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Staff Report Date: 1/18/2019

Description

Request to extend the Site Plan from January 31, 2019 through March 21, 2019.

Location: On the west side of Westbard Avenue, 150 feet south of Ridgefield Road

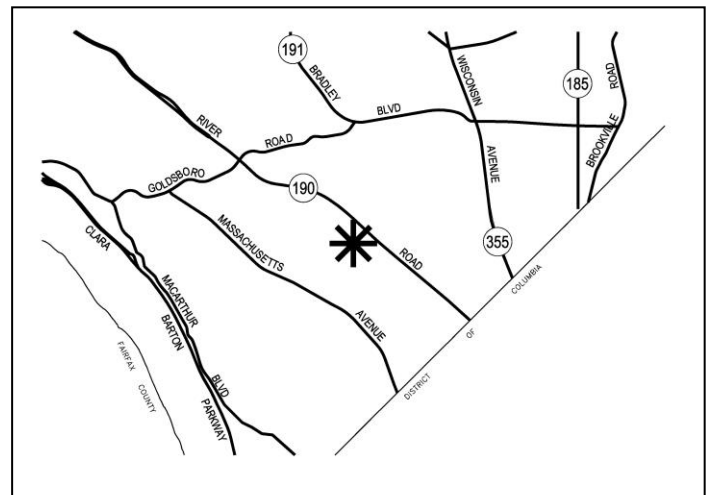
Zone: CRT 2.0; C 0.75, R 1.25, H 60

Master Plan: 2016 *Westbard Sector Plan*

Property size: 12.4 acres

Applicant: Equity One, LLC

Acceptance Date: June 14, 2018



Summary

Section 59.7.3.4.C provides a 120-day limit for site plan hearings. The Planning Board may, however, extend this period. The Application was granted an extension by the Planning Board on October 11, 2018, extending the review period to January 31, 2019. The Applicant is requesting, in an application dated January 11, 2019, that the review period for the Site Plan be extended from the current date of January 31, 2019 to March 21, 2019. The Applicant has been working with Planning Staff and other agencies to address DRC and plan submission comments. The extension will allow the Applicant more time to address those comments. The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance. This is the second extension request associated with the subject project.

Staff recommends **APPROVAL** of the extension request.

Attachment: Extension request



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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: Westwood Shopping Center **Plan No.** 820180190

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 31, 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 Girard	Linowes and Blocher, LLP
<i>Name</i>	<i>Affiliation/Organization</i>
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ext. _____	
<i>Fax Number</i>	
	20814
	<i>Zip Code</i>

We are requesting an extension for 2 months until March 21, 2019

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

Although the request is for an extension through March 21st, the Applicant understands Staff has committed to scheduling this matter for a March 14, 2019 hearing date. The extension beyond the previously established January 31, 2019 date is necessary to allow Staff and the Applicant adequate time to ensure all comments have been appropriately addressed and all agency reviews finalized.

Signature of Person Requesting the Extension

Signature

1/11/19
 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 _____.