Montgomery Village Center, Site Plan No. 82018002A, Regulatory Extension Request #1

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Staff Report Date: 2/4/19

Description
Request to extend the regulatory review period for Site Plan No. 82018002A for two months, from February 14, 2019, to April 18, 2019.

Location: Southeast quadrant of the intersection of Montgomery Village Avenue and Centerway Road.
Zone: CRT-1.5, C-0.75, R-1.0, H-75.
Size: 18.78 acres.
Application Accepted: October 17, 2018.
Applicant: W-ARC MV Owner VII, LLC.

Summary
Section 59.7.3.4.C of the Zoning Ordinance, generally states that 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 October 17, 2018, with a tentative Planning Board date of February 14, 2019. The Applicant is requesting a two-month extension, which exceeds the 30-day extension that can be granted by the Planning Director; therefore, it requires Planning Board approval.

The Applicant is requesting a two-month regulatory extension for the Site Plan review period from February 14, 2019, to April 18, 2019, because additional time is required to address comments from the Department of Permitting Services regarding the Stormwater Management Concept, which was recently denied.

Staff supports the Applicant’s request to extend the regulatory review period until April 18, 2019.

Attachment 1: Applicant’s extension request (dated January 30, 2019).
ATTACHMENT 1

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

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
www.montgomeryplanning.org

Effective: December 5, 2014

Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

☑ Request #1 ☐ Request #2

M-NCPDC Staff Use Only

File Number
Date Received
MCPB Hearing Date

Plan Name: MONTGOMERY VILLAGE CENTER
Plan No. 82018002A

This is a request for extension of:
☐ Project Plan
☐ Preliminary Plan
☒ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: FEBRUARY 14, 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.)

JODY S. KLINE
MILLER, MILLER, & CANBY

Name
200-B MONROE ST.
ROCKVILLE MD 20850

Street Address
City State Zip Code

(301) 762-5212 JSKLINE@MMCANBY.COM

Telephone Number ext. Fax Number E-mail

We are requesting an extension for 2 months until APRIL 18, 2019

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

Additional time is necessary to revise and resubmit a stormwater management concept plan prior to the review of Site Plan 82018002A. The additional two months requested should be sufficient to resubmit such plan to the Department of Permitting Services.

Signature of Person Requesting the Extension

JOJOY S. KLINE

Date
30 JANUARY 2019
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 ________________.
January 25, 2019

Ryan David  
Urban, LTD  
7700 Little River Turnpike, Suite 503  
Annandale, VA 22003  

Re: Stormwater Management CONCEPT RECONFIRMATION for Montgomery Village  
SWM Concept #: 282887  

Dear Mr. David:

Your request for a stormwater management reconfirmation for the above site has been evaluated. The original approved SWM concept dated April 16, 2018 is hereby NOT reconfirmed. Please adhere to all conditions required as part of that approval or submit a revised SWM concept.

If you have any questions regarding these actions, please feel free to contact Andrew Kohler at 240-777-6275.

Sincerely,

Andrew Kohler  
Senior Permitting Services Specialist  
Water Resources Planning Section  
Division of Land Development Services  

Cc: SM File #: 282887