



Ripley II, Sketch Plan Amendment 32015003B, Extension Request No. 1

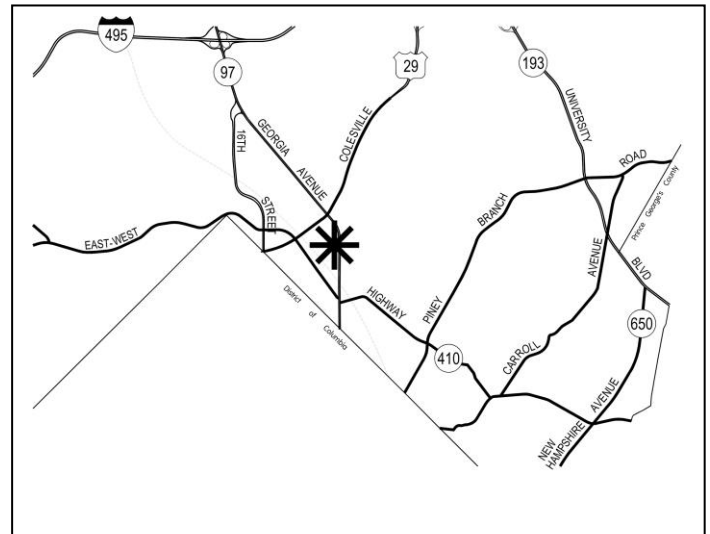
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- Mark Pfefferle, Interim Chief, Area 1, robert.kronenberg@montgomeryplanning.org, (301) 495-2187

Staff Report Date: 2/25/2019

Description

Request to extend the Sketch Plan Amendment from March 7, 2019 to April 11, 2019.

Location: On Dixon Avenue, approximately 150 feet south of Ripley Street
 Zone: CR 5.0: C 4.0, R 4.75, H 200T Ripley/South Silver Spring Overlay Zone
 Master Plan: *Silver Spring CBD Sector Plan*
 Property size: 1.66 gross acres
 Applicant: Ripley West, LLC
 Acceptance Date: December 12, 2018



Summary

Zoning Ordinance Section 59.7.3.3.C provides a 90-day limit for sketch plan hearings. The Planning Board may, however, extend this period. The Applicant requested, in an application dated January 15, 2019 that the review period for the Sketch Plan Amendment be extended, from the current date of March 7, 2019 to April 11, 2019. The extension will allow for a joint hearing of the application with the concurrently submitted Site Plan Amendment, which will be more efficient. The Planning Board hearing on the applications may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance. This is the first extension request associated with the subject project.

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

Attachment A: Applicant’s extension request



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

Effective: December 5, 2014

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Silver Spring, Maryland 20910-3760

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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

M-NCPPC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Ripley II Plan No. 32015003B

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: 3-7-19

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.)

Heather Dhopolsky Linowes and Blocher LLP
Name Affiliation/Organization

7200 Wisconsin Avenue, Suite 800
Street Address

Bethesda MD 20814
City State Zip Code

301-961-5270 301-654-0504 hdhopolsky@linowes-law.com
Telephone Number ext. Fax Number E-mail

We are requesting an extension for 1 months until 4-11-19

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

Please see attached letter of explanation.

Signature of Person Requesting the Extension

Signature

1-15-19
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 _____.

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

January 15, 2019

Heather Dlhopsky
301-961-5270
hdlhopsky@linowes-law.com

VIA EMAIL

Ms. Stephanie Dickel, M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Ripley II, Sketch Plan Amendment No. 32015003B (the "Application"): Request for Extension of Review Period

Dear Ms. Dickel:

On behalf of Ripley West, LLC (the "Applicant"), we are submitting this request for an extension of the review period for the Application. Pursuant to Section 59-7.3.3.C of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board (the "Planning Board") is required to hold a public hearing on a Sketch Plan application within 90 days of acceptance of the application. However, in this case, the Sketch Plan Application is being processed concurrently with an amendment to the Site Plan (No. 82016007A) which, per Section 59-7.3.4.C of the Zoning Ordinance is on a 120-day review timeframe, rather than a 90-day review timeframe.

As a result, the Applicant is submitting this request for a 30-day extension of the review period for the Sketch Plan Application, so that it can be scheduled for public hearing before the Planning Board concurrent with the Site Plan.

Please contact us should you have any questions or require any additional information.

Very truly yours,

LINOWES AND BLOCHER LLP



Heather Dlhopsky

cc: Ms. Janel Kausner
Mr. Daryl South

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