

**Cabin John Village: Site Plan No. 820190020, Revised Regulatory Review Extension Request No. 2**

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Staff Report Date: 3/20/19

**Description**

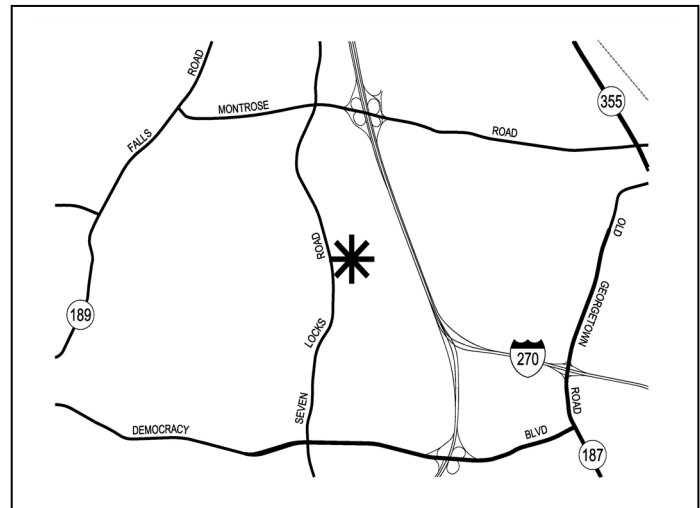
**Cabin John Village: Site Plan No. 820190020, Revised Regulatory Review Extension Request No. 2**

Request to extend the regulatory review period by 7 days to June 27, 2019 9 weeks to June 27, 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 Subregion 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 received an extension to April 18<sup>th</sup>, 2019 from the Planning Board at the December 20, 2018 meeting. ~~In order to address a scheduling conflict with Urban Land Institute's Spring Meeting, the Applicant requests a 7 day extension to no later than April 25, 2019.~~ Initially, the Applicant submitted this extension request to address a scheduling conflict with Urban Land Institute's Spring Meeting to no later than April 25, 2019. However, after this extension request was posted online, a zoning conflict arose with the application which cannot be easily resolved. Given the circumstances, the April 25<sup>th</sup>, 2019 Planning Board date is unrealistic. Therefore, Staff requests an extension to June 27, 2019 to allow enough time for the Applicant to revise the application and Staff to review those revisions.

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: February 6, 2019

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**REGULATORY REVIEW EXTENSION REQUEST**

Request #1       Request #2

M/NCP/PC 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: 04/18/2019

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, Esq.		Linowes and Blocher, LLP	
<i>Name</i>		<i>Affiliation/Organization</i>	
7200 Wisconsin Avenue, Suite 800			
<i>Street Address</i>			
Bethesda		MD	<input checked="" type="checkbox"/> 20814
<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>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 1 week until 04/25/2019

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

In light of Staff's schedule and a conflict of the April 18th date with the Urban Land Institute's Spring Meeting, the Applicant is requesting a one week extension to allow thre hearing to be held on April 25th, rather than the 18th.

**Signature of Person Requesting the Extension**

*Erin E Girard*  
 Signature

3/20/19  
 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 \_\_\_\_\_.