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 18th, 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 an 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 25th, 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

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

REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1  ☑ Request #2

File Number
Date Received
MCPB Hearing Date

Plan Name: Cabin John Village
Plan No. 820190020

This is a request for extension of:  ☐ Project Plan  ☐ Sketch 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

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Telephone Number  Fax Number  E-mail

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 the hearing to be held on April 25th, rather than the 18th.

Signature of Person Requesting the Extension

Signature
Date 3/20/19
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 _________________.

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