






Flower Hill Parcels A-8 & A-9, Site Plan No. 81985107B, Regulatory Extension Request #2

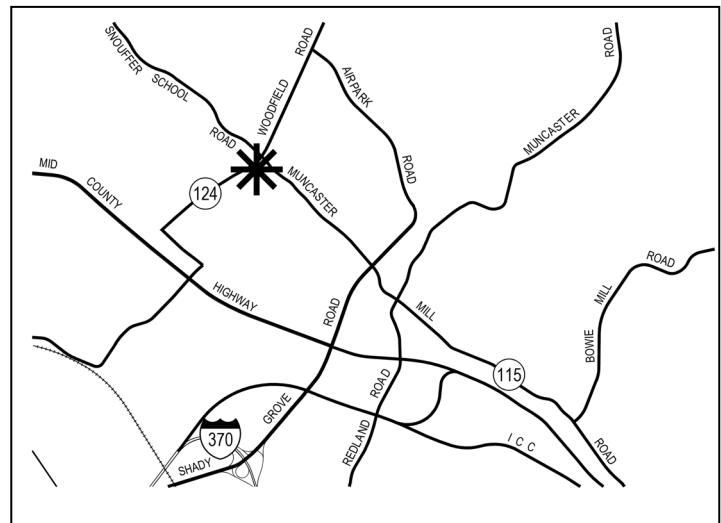
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-  Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, (301) 495-4653

Staff Report Date: 3/21/19

Description

Request to extend the regulatory review period for Site Plan No. 81985107B for three months, from March 14, 2019, to June 13, 2019.

Location: Southeast quadrant of the intersection of Woodfield Road and Muncaster Mill Road.
 Master Plan: 1996 *Gaithersburg Vicinity Master Plan*.
 Zone: PNZ Zone.
 Property Size: 3.27 acres.
 Application Accepted: October 17, 2018.
 Applicant: Pettit Financial Investments, LLC.
 Review Basis: Chapter 59.



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. On December 20, 2019, the Applicant made a timely request for a 30-day extension for the Site Plan review period from February 14, 2019, to March 14, 2019, which was approved by the Planning Director on January 15, 2019.

On February 6, 2019, the Applicant made a timely request for a two-month regulatory extension for the Site Plan review period from March 14, 2019, to May 2, 2019, which was subsequently amended to a three-month regulatory extension from May 2, 2019 to June 13, 2019, because additional time is required to address comments from the Department of Permitting Services Water Resources Section for its stormwater management concept letter.

Staff supports the Applicant’s request to extend the regulatory review period until June 13, 2019.

Attachment 1: Applicant’s Revised Extension Request, dated 3/11/2019.

ATTACHMENT 1



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

Effective: July 31, 2018

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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

MCPB Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		_____

Plan Name: Flower Hill Parcels A-8 and A-9

Plan No. 81985107B

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: March 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.)

Matthew Gordon		Linowes and Blocher LLP	
<i>Name</i>		<i>Affiliation/Organization</i>	
7200 Wisconsin Avenue, Suite 800			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 961-5233		Mgordon@linowes-law.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 3 months until June 13, 2019

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

Applicant required additional time to coordinate revisions to the proposed landscape plan with M-NCPPC staff as well as revisions to the Stormwater Management Concept Plan in response to comments from the Department of Permitting Services. The final Site Plan drawings have been submitted via ePlans allowing for the scheduling of a public hearing on this application.

Signature of Person Requesting the Extension



Signature

March 13, 2019

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 _____.