






**Westfield Montgomery, Preliminary Plan 12005018C and Site Plan 82005003E, Regulatory Extension Request #1**

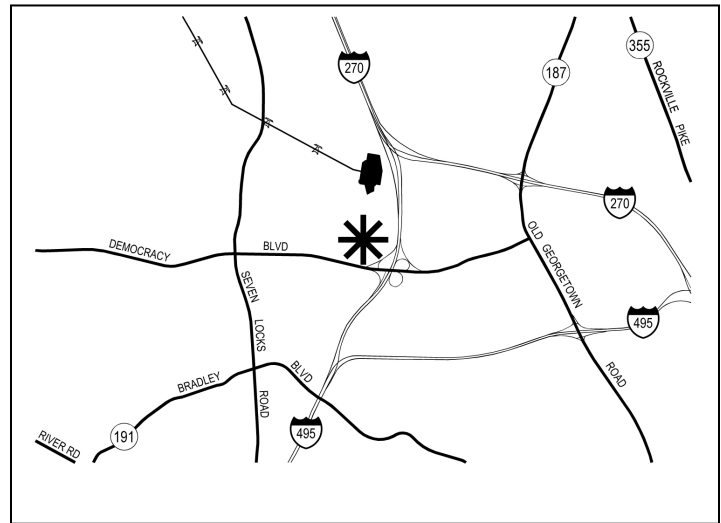
-  Emily Tettelbaum, Planner Coordinator, Area 2 Division, Emily.Tettelbaum@montgomeryplanning.org, (301) 495-4569
-  Patrick Butler, Supervisor, Area 2 Division, Patrick.Butler@montgomeryplanning.org, (301) 495-4561
-  Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, (301) 495-4653

**Staff Report Date: 3/6/19**

**Description**

Request to extend the regulatory review period for Preliminary Plan Amendment No. 12005018C and Site Plan Amendment No. 82005003E for three months, from April 18, 2019 to July 18, 2019.

Location: 7101 Democracy Boulevard, Bethesda.  
Master Plan: *Rock Spring Sector Plan*.  
Zone: GR-1.5, H-45 and Regional Shopping Center Overlay Zone.  
Property Size: 59.45 acres.  
Application Accepted: December 4, 2018.  
Applicant: Unibail-Rodamco-Westfield.  
Review Basis: Chapters 50 and 59.



**Summary**

Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C of the Zoning Ordinance provide 120-day limits for Preliminary Plan and Site Plan hearings, respectively. However, the Planning Board may extend these regulatory review periods.

The Applicant made a timely request to extend the review periods for the Preliminary Plan and Site Plan Amendments for three months from April 18, 2019 to July 18, 2019. The Planning Board hearing on the application 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 Applications and is necessary due to the scope and complexity of the proposed project. The Applicant needs additional time to work through various design and transportation issues with M-NCPPC and County Staff.

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

Attachment 1: Applicant’s extension request (dated February 26, 2019).

# ATTACHMENT 1



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

Effective: February 6, 2019

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550  
Fax 301.495.1306

## REGULATORY REVIEW EXTENSION REQUEST

Request #1

Request #2

M-NCPPC Staff Use Only

|               |       |                   |       |
|---------------|-------|-------------------|-------|
| File Number   | _____ | MCPB Hearing Date | _____ |
| Date Received | _____ |                   |       |

**Plan Name:** Westfield Montgomery

**Plan No.** 12005018C and 82005003E

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.)

|                                  |                                 |
|----------------------------------|---------------------------------|
| Patricia A. Harris               | Lerch, Early & Brewer, Chtd.    |
| <i>Name</i>                      | <i>Affiliation/Organization</i> |
| 7600 Wisconsin Avenue, Suite 700 |                                 |
| <i>Street Address</i>            |                                 |
| Bethesda                         | MD                              |
| <i>City</i>                      | <i>State</i>                    |
| (301) 841-3832                   | paharris@lercheearly.com        |
| <i>Telephone Number</i>          | <i>E-mail</i>                   |
|                                  |                                 |
| <i>Fax Number</i>                | <i>Zip Code</i>                 |
|                                  | 20814                           |

We are requesting an extension for 3 months until 07/18/2019

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

Given the scope of the project, the applicant needs additional time to work out various design issues and issues relating to road sections with MNCPPC Staff and County Staff.

**Signature of Person Requesting the Extension**

Signature

Date

2/26/19

**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 \_\_\_\_\_.