






Knowles Manor, Preliminary Plan No. 120190140 & Site Plan No. 820190080, Regulatory Extension Request #2

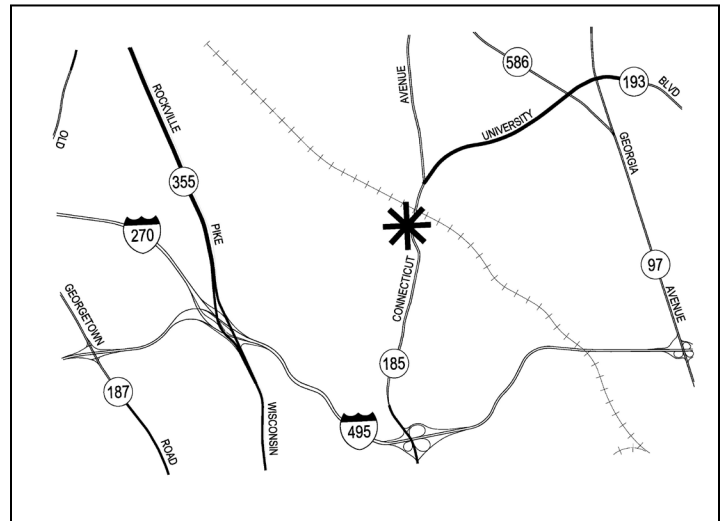
-  Troy Leftwich, Planner Coordinator, Area 2 Division, Troy.Leftwich@montgomeryplanning.org, (301) 495-4553
-  Patrick Butler, Supervisor, Area 2 Division, Patrick.Butler@montgomeryplanning.org, (301) 495-4561
-  Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, (301) 495-4653

Staff Report Date: 6/26/19

Description

Request to extend the regulatory review period for Knowles Manor, Preliminary Plan No. 120190140 & Site Plan No. 820190080 for 2 weeks, from June 27, 2019 to July 11, 2019.

Location: 3906 and 3910 Knowles Avenue.
Sector Plan: 2012 Kensington Sector Plan.
Zone: CRT-2.5, C-2.0, R-2.0, H-75.
Size: 34,597-square foot tract.
Applicant: Kensington Manor Senior Housing, LLC.
Acceptance Date: February 11, 2019.
Review Basis: Chapter 50, Subdivision Regulations and Chapter 59, Zoning Ordinance.



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 the Preliminary Plan and Site Plan hearings, respectively. However, the Planning Board may extend these periods.

The Application was accepted on February 11, 2019, and the Planning Director previously approved a three-week extension request from June 6, 2019 to June 27, 2019.

Due to the Kensington Estates Civic Association not being properly notified, Planning Staff is requesting the Planning Board approve the extension request for 2 weeks, from June 27, 2019 to July 11, 2019 to provide notice.

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

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Phone 301.495.4550

Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

❑ Request #1

❑ Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: _____ **Plan No.** 820190080

This is a request for extension of:

- ☐ Project Plan
- ☐ Preliminary Plan

- ☐ Sketch Plan
- ☐ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: _____

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.)

Name		Affiliation/Organization	
Street Address			
City		State	Zip Code
Telephone Number	ext.	Fax Number	E-mail

We are requesting an extension for weeks ~~months~~ until _____

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

Signature of Person Requesting the Extension

Carrie Sanders
Signature

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 _____.