




Westfield Montgomery, Preliminary Plan 12005018C and Site Plan 82005003E, Regulatory Extension Request #2

-  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: 7/5/19

Description

Request to extend the regulatory review period for Preliminary Plan Amendment No. 12005018C and Site Plan Amendment No. 82005003E for 12 months, from July 18, 2019 to July 16, 2020.

Location: 7101 Democracy Boulevard, Bethesda.

Master Plan: *Rock Spring Sector Plan*.

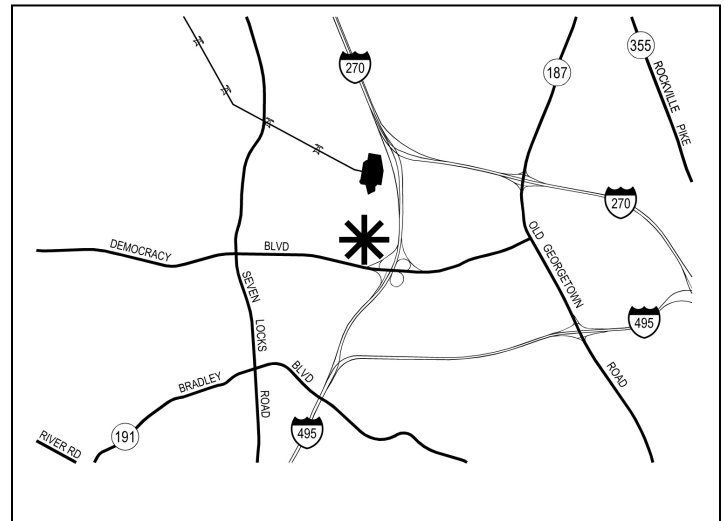
Zone: GR-1.5, H-45 and Regional Shopping Center Overlay Zone.

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.

On March 21, 2019, the Planning Board approved the first 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. This is the second extension request associated with the subject Applications and is necessary due to the development moratorium in the Walter Johnson High School cluster under the FY20 Annual School Test.

Staff supports the Applicant's request to extend the review period from July 18, 2019 to July 16, 2020.

Attachment 1: Applicant's extension request (dated June 19, 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: 07/18/2019

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.)

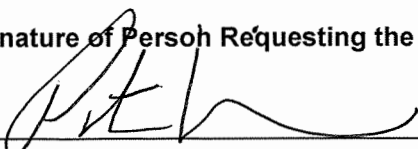
Patricia A. Harris	Lerch, Early & Brewer, Chtd.		
<i>Name</i>	<i>Affiliation/Organization</i>		
7600 Wisconsin Avenue, Suite 700			
<i>Street Address</i>			
Bethesda	MD	20814	
<i>City</i>	<i>State</i>	<i>Zip Code</i>	
(301) 841-3832	paharris@lerchearly.com		
<i>Telephone Number</i>	<i>Fax Number</i>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

We are requesting an extension for 12 months until 07/16/2020

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

As a result of the Walter Johnson High School moratorium, the project may not proceed until the moratorium is lifted.

Signature of Person Requesting the Extension



Signature

6/19/19

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 _____.