



Hillandale Gateway, Sketch Plan Amendment No. 32018002A, Preliminary Plan No. 120190220, and Site Plan No. 820190130, Regulatory Extension Request #1

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Staff Report Date: 9/30/19

Description

Request to extend the regulatory review period for Sketch Plan Amendment No. 32018002A, Preliminary Plan No. 120190220, and Site Plan No. 820190130 for four months, from October 31, 2019 to February 27, 2020.

Location: Southwest corner of the New Hampshire Avenue (MD 650) and Powder Mill Road intersection.

Master Plan: 2014 *White Oak Science Gateway Master Plan*.

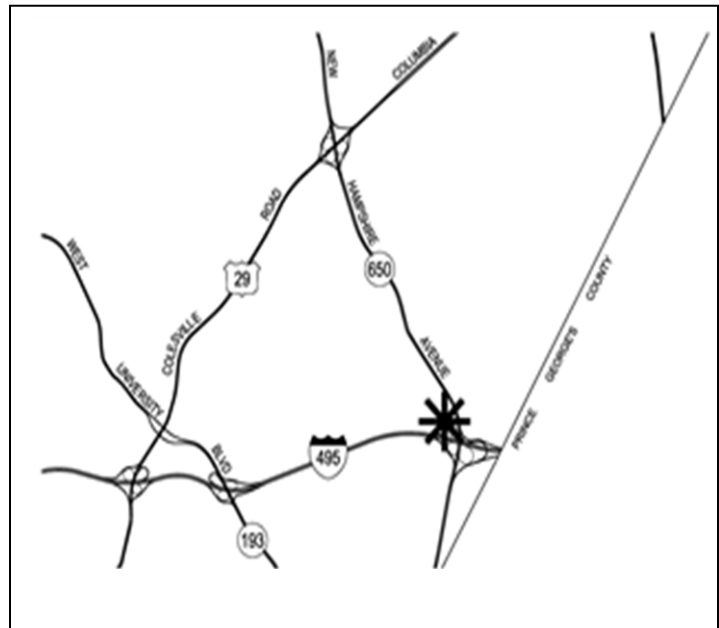
Zone: CRT 1.75, C-0.5, R-1.5, H-85.

Property Size: 6.60 acres.

Application Accepted: July 3, 2019.

Applicant: Hillandale Gateway, LLC.

Review Basis: Chapter 50, Subdivision Regulations and Chapter 59, Zoning Ordinance.



Summary

Section 50-4.1.E of the Subdivision Regulations and Sections 59-7.3.3.C and 59-7.3.4.C of the Zoning Ordinance generally state that when submitted concurrently, Preliminary Plan, Sketch Plan and Site Plan applications must be scheduled for a public hearing within 120-days after the date an application is accepted.

The Applications were accepted on July 3, 2019, with a tentative Planning Board date of October 31, 2019. On September 9, 2019, the Applicant requested a four-month extension of the regulatory review period, which exceeds the 30-day extension that can be granted by the Planning Director; therefore, it requires Planning Board approval. The Applicant is requesting a four-month regulatory extension for the Sketch Plan Amendment, Preliminary Plan, and Site Plan review periods from October 31, 2019 to February 27, 2020 in order to adequately address Development Review Committee (DRC) comments.

Staff supports the Applicant’s request to extend the review period with a tentative Planning Board date of February 27, 2020, although the hearing may take place before the end of the review period.

Attachment 1: Applicant’s extension request (dated September 9, 2019).

ATTACHMENT 1



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

Effective: December 5, 2014

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REGULATORY PLAN EXTENSION REQUEST

Request #1

Request #2

M-NCPPC Staff Use Only

File Number Date Received	_____	MCPB Hearing Date	_____
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Plan Name: Hillandale Gateway **Plan No.** 820190130, 120190220

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: _____

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 _____

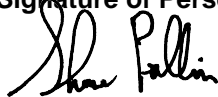
City _____ State _____ Zip Code _____

Telephone Number ext. Fax Number E-mail _____

We are requesting an extension for _____ months until _____

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

Signature of Person Requesting the Extension



Signature

9-9-19
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 _____.