






**Hillandale Gateway, Sketch Plan Amendment No. 32018002A, Preliminary Plan No. 120190220, and Site Plan No. 820190130 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: 2/7/20**

**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 February 27, 2020 to June 25, 2020.

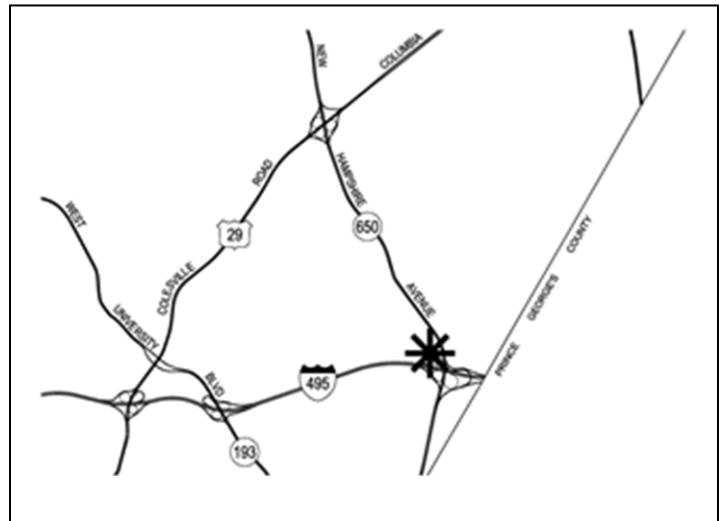
Location: southwest corner of the New Hampshire Avenue (MD 650) and Powder Mill Road intersection.

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.



**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 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 an original tentative Planning Board date of October 31, 2019. On October 10, 2019, the Planning approved Extension Request #1 for four months from October 31, 2019 to February 27, 2020. The Applicant is requesting an additional four-month extension of the regulatory review period, which 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 February 27, 2020 to June 25, 2020, in order to adequately address final comments from Planning Staff and other agencies.

Staff supports the Applicant’s request to extend the review period with a tentative Planning Board date of June 25, 2020, although the hearing may take place before the end of the review period.

Attachment 1: Applicant’s extension request (dated January 7, 2020).

# ATTACHMENT 1



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

Effective: December 5, 2014

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550  
Fax 301.495.1306

## 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:

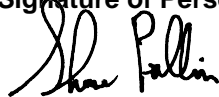
Owner,  Owner's Representative,  Staff (check applicable.)

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

1-7-2020  
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 \_\_\_\_\_.