



Hillendale Gateway, Sketch Plan Amendment No. 32018002A, Preliminary Plan No. 120190220, and Site Plan No. 820190130 Regulatory Extension Request #3

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Staff Report Date: 6/15/20

Description

Request to extend the regulatory review period for Sketch Plan Amendment No. 32018002A, Preliminary Plan No. 120190220, and Site Plan No. 820190130 for three months, from June 25, 2020 to September 24, 2020.

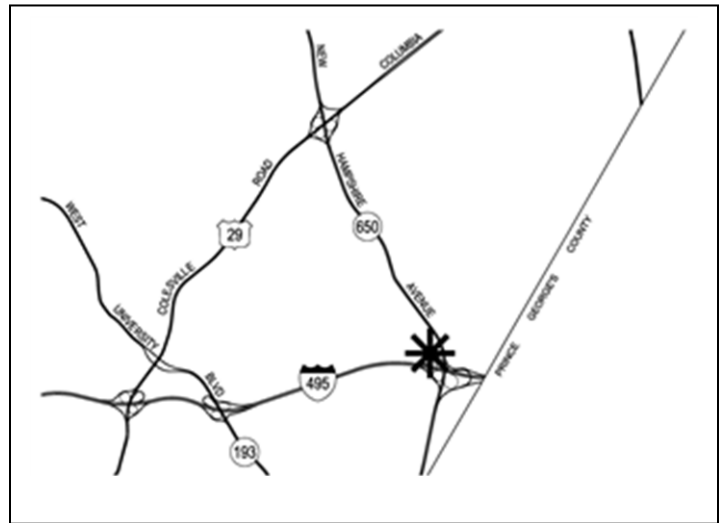
Location: southwest corner of the New Hampshire Avenue (MD 650) and Powder Mill Road intersection.

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. On October 20, 2020, the Planning Board approved Extension Request #2 for another four-month extension of the regulatory review period from February 27, 2020 to June 25, 2020. The Applicant is now requesting a three-month regulatory extension for the Sketch Plan Amendment, Preliminary Plan, and Site Plan review periods from June 25, 2020 to September 24, 2020, to adequately address the SWM concept comments provided by DPS, which prompted a Flood Plain Study. Additionally, the Applicant will use additional time to address remaining comments from Staff prior to the Planning Board date.

Staff supports the Applicant's request to extend the review period with a tentative Planning Board date of September 24, 2020, although the hearing may take place before the end of the review period.

Attachment 1: Applicant's extension request (dated June 10, 2020).

ATTACHMENT 1



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

Page 1 of 2

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REGULATORY PLAN EXTENSION REQUEST

☐ Request #1 ☐ Request #2 ☒ Request # 3

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

Plan Name: Hillandale **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:

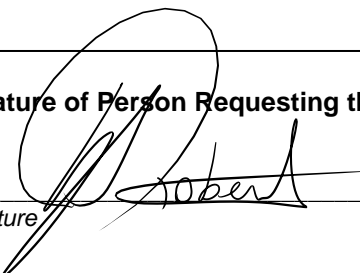
☐ Owner, ☐ Owner's Representative, ☐ Staff (check applicable.)

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

6-10-2020
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 _____.