



College View Campus, Preliminary Plan No. 120200170 and Site Plan No. 820200140, Regulatory Extension Request No. 2

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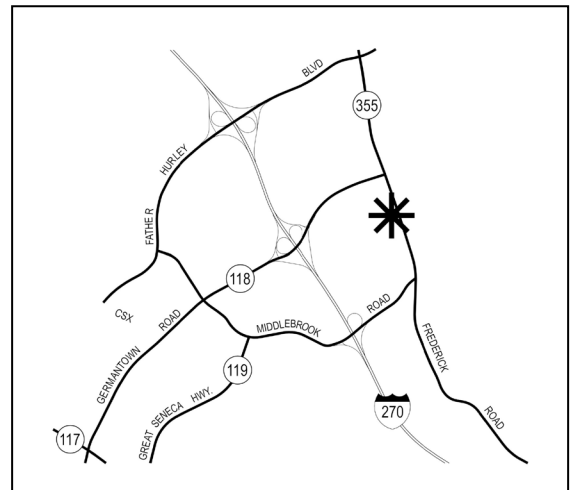
Completed: 07/22/20

Description

A. College View Campus, Preliminary Plan No. 120200170 and Site Plan No. 820200140:

Requesting to extend the regulatory review period for 3 months until November 7, 2020; an application to create three lots for two multi-use buildings with 137 multi-family units and one commercial building with research/lab/commercial space, including 25 percent MPDUs, located on the east side of Frederick Road (MD 355), approximately 500 feet north of Cider Press Place; 4.98 acres, CRT-0.75, C-0.25, R-0.50, H-40 zone & R-60/TDR 12 zone; 2009 *Germantown Sector Plan*.

Applicant: Woodside Ventures & Realty Services
Submittal Date: March 12, 2020
Review Basis: Chapters 22A, 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 that the Planning Board shall hold a public hearing for Preliminary and Site Plans no later than 120 days after the date the application(s) are accepted. However, the Director may postpone the public hearing by up to 30 days once without Board approval and the Director or applicant may request one or more extensions beyond the original 30 days with Board approval.

The College View Campus joint Preliminary Plan and Site Plan application was accepted on March 12, 2020, which established an approval date no later than July 10, 2020. The Planning Director granted the first extension for a total of 30 additional days or until August 9, 2020. The Applicant has not obtained all required agency approvals in time for a Planning Board date of July 30, 2020. Approval from MCDOT and SHA has not yet been obtained due to on-going review for signal improvements at four studied intersections. Therefore, the Applicant requests a 90-day extension or until November 7, 2020.

Staff recommends **approval** of this extension request.



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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: COLLEGE VIEW CAMPUS Plan No. 120200170/P20200140

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: ~~July 20, 2020~~ July 30, 2020

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.)

THOMAS A. SAUND BAL HOLDINGS / BEN LEWIS PARTN.
Name Affiliation/Organization
23407 FREDERICK ROAD
Street Address
CLARKSBURG MD 20871
City State Zip Code

Telephone Number ext. Fax Number E-mail

We are requesting an extension for 3 months until 11-9-20

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

SHA + DOT OFF SITE COORDINATION CONCERNS

Signature of Person Requesting the Extension

Signature

7-10-20
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 _____.