



**Clarksburg Town Center, Minor Site Plan Amendment No. 82007022G, Regulatory Review Extension Request No. 2**

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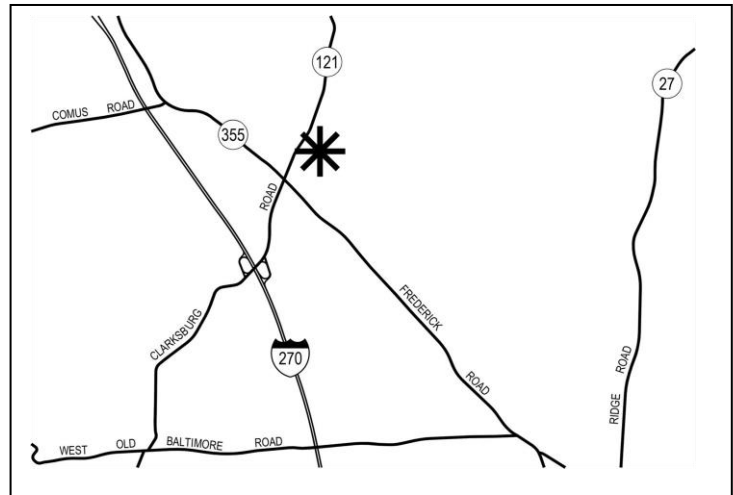
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**Completed: 09/10/2020**

**Description**

**Clarksburg Town Center, Minor Site Plan Amendment No. 82007022G:**

Requesting to extend the regulatory review period for 3 months until December 18, 2020; an Amendment to address minor revisions to landscaping, street trees, retaining walls, fences, and sidewalks, adjust cemetery location and Forest Conservation areas, and minor revisions with approved park permit plan, approved record plats, and approved MCDPS SWM plan; on approximately 270.92 acres; CRT 0.75, C-0.25, R-0.5, H-65T, but reviewed under the RMX-2 zone; *1994 Clarksburg Master Plan and Hyattstown Special Study Area.*



**Applicant:** CTC Development, Inc.

**Submittal Date:** 04/21/2020

**Review Basis:** Chapter 59

**Summary**

Chapter 59 of the Montgomery County Zoning Ordinance, Section 59.7.3.4.C, provides that the Planning Board shall hold a public hearing for Site Plans no later than 120 days after the date the applications 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 Clarksburg Town Center Minor Site Plan Amendment application was accepted on April 21, 2020, which established an approval date no later than August 19, 2020. The Planning Director granted the first extension for a total of 30 additional days or until September 18, 2020. This application received delays in processing and addressing review comments. Therefore, the Applicant requests a 90-day extension or until December 18, 2020.

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

Attachment A: 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:** Clarksburg Town Center      **Plan No.** 82007022G

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: 09/17/2020

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.)

Kathryn L. Kubit		CTC Development, Inc. / CTC Retail, LC	
<i>Name</i>		<i>Affiliation/Organization</i>	
1355 Beverly Road, Suite 240			
<i>Street Address</i>			
McLean		VA	22101
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(703) 734-9730		kkubit@elmstreetdev.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 3 months until 12/18/2020

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

This extension request is for a minor site plan amendment that addresses engineering design updates and existing field conditions. Processing of the amendment took longer than anticipated. The amendment is on-track to be finalized during this additional time period requested.

**Signature of Person Requesting the Extension**

Kathryn Kubit  
 Signature

08.07.2020  
 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 \_\_\_\_\_.