



MCPB
Consent
Item No.:
Date: 9/16/2021

Village at Cabin Branch Phase 2: Site Plan No. 82020015A, Regulatory Review Extension Request No. 1

Jeffrey Server, Planner Coordinator, Upcounty Planning, Jeffrey.Server@Montgomeryplanning.org, 301-495-4513

SP Sandra Pereira, Supervisor, Upcounty Planning, Sandra.Pereira@montgomeryplanning.org, (301) 495-2186

PB Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, (301) 495-4561

Staff Report Date: 9/3/2021

Description

Request to extend the regulatory review period for an additional 3 months until December 16, 2021; Application to add 125 multi-family dwelling units and a 12,900 SF daycare, and decrease the commercial buildings by 6,000 SF to a total of 10,000 SF.

Location: southeast quadrant of the intersection of Cabin Branch Avenue and Little Seneca Parkway

Master Plan: 1994 *Clarksburg Master Plan & Hyattstown Special Study Area*

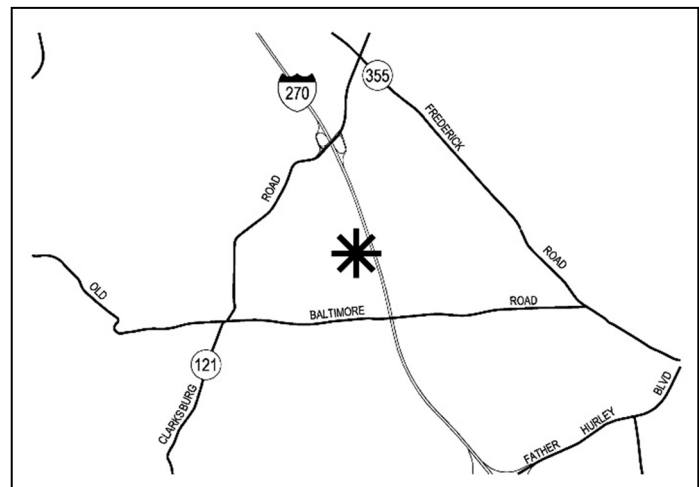
Zone: MXPB Zone

Property Size: 69.94 acres

Applicant: Classic Group, LLC

Acceptance Date: May 19, 2021

Review Basis: Chapter 59



Summary

Section 59.7.3.4.C of the Montgomery County Zoning Ordinance generally states that that the Planning Board shall hold a public hearing for Site Plans no later than 120 days after the date an application is accepted.

The Village at Cabin Branch Phase 2 Site Plan application was accepted on May 19, 2021, which established a Planning Board date no later than September 16, 2021. The Applicant is requesting an additional three-month extension to address outstanding issues related to transportation, frontage improvements and obtain the necessary agency approval letters (Attachment A). Granting the extension establishes a Planning Board date no later than December 16, 2021.

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

Attachment 1: Applicant’s Extension Request No. 1



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

Effective: January 29, 2021

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REGULATORY REVIEW EXTENSION REQUEST

 Request #1 Request #2

M-NCPPC Staff Use Only

File Number		MCPB Hearing Date	
Date Received			

Plan Name: Village at Cabin Branch Phase 2Plan No. 82020015A

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: 09/16/2021

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.)

Stephen J. Nardella

Classic Group, LLC

Name

Affiliation/Organization

8120 Woodmont Ave. Suite 300

Street Address

Bethesda

MD

20814

City

State

Zip Code

(301) 913-0404

snardella@classicgroupmd.com

Telephone Number

Fax Number

E-mail

We are requesting an extension for 3 months until 12/16/2021

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

As contract purchaser and applicant, we agree to staff's request for an extension of the Planning Board Hearing date for 3 months from the tentative date of September 16th to December 16, 2021 to ensure adequate time for all reviewing agencies to complete their review. It is our expectation that neither applicant, MNCP&PC staff or any reviewing agency will require the full amount of time.

Thank you,

Stephen J. Nardella
Vice President, Operations
Classic Group, LLC
cell phone; 240-793-2194

Signature of Person Requesting the Extension

DocuSigned by:

Signature

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08/30/2021

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 _____.