

WILDWOOD MANOR SHOPPING CENTER – PART OF PARCEL C PRELIMINARY PLAN AMENDMENT NO. 11989271D SITE PLAN AMENDMENT NO. 82008024C, EXTENSION REQUEST NO. 2

Description

Request to extend review period for the Preliminary Plan Amendment and Site Plan Amendment from February 3, 2022 to March 3, 2022. This is the second extension request. The Preliminary and Site Plan Amendments propose to increase the number of age-restricted senior housing dwelling units from 60 to 72, add a monument sign along the Old Georgetown Road frontage, relocate a transformer, upgrade building façade materials, and add ventilation for below grade parking garage. Additionally, the Amendments propose to increase the gross tract area to include prior ROW dedication. The project is located at 10401 Old Georgetown Road, in the southeast quadrant of the intersection of Old Georgetown Road and Rock Spring Drive, zoned CRT-1.25 C-0.5 R-0.75 H-50 on 3.49 acres within the 2017 *Rock Spring Sector Plan*.

No. 11989271D, 82008024C
Completed: 1-21-2022

MCPB
Consent Item
February 3, 2022

2425 Reddie Drive
Floor 14
Wheaton, MD 20902



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LOCATION:

10401 Old Georgetown Road, in the southeast quadrant of the intersection of Old Georgetown Road and Rock Spring Drive

MASTER PLAN ZONE:

2017 Rock Spring Sector Plan

PROPERTY SIZE:

3.49 acres

APPLICANT:

Alvin L. Aubinoe, Inc

ACCEPTANCE DATE:

September 8, 2021

REVIEW BASIS:

Section 50.4.1.E
Section 59.7.3.4.C



Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. The Planning Board may extend this period.
- Section 59.7.3.4.C provides a 120-day review period for Site Plan hearings. The Planning Board may extend this period.
- The Applicant has requested, in a letter dated January 3, 2022, that the review period for the Preliminary and Site Plan Amendments be extended from February 3, 2022 to March 3, 2022.
- The Applicant requests an extension for both Applications to be heard concurrently to ensure the most efficient use of the Planning Department and Planning Board's resources and to address all agency comments.
- On December 7, 2021, the Planning Director granted a 30-day extension of the review period for the Preliminary and Site Plan Amendments from January 6, 2022 to February 3, 2022.

ATTACHMENT

Attachment A: Applicant's Extension Request

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 _____.