



MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Consent Item #
MCPB 9-27-07

MEMORANDUM

DATE: September 14, 2007
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RAK*
 Development Review Division
FROM: Robert A. Kronenberg, Acting Supervisor *RAK*
 Planning Department Staff
 (301) 495-2187



PROJECT NAME: Clarksburg Town Center
CASE #: 91994004B
REVIEW TYPE: Project Plan
ZONE: RMX-2/RDT
APPLYING FOR: Request for Extension for 224 one-family dwelling units, 712 one-family attached dwelling units, and 304 multi-family dwelling units
LOCATION: Located at the southeast quadrant of the intersection of the intersection of Clarksburg Road and Snowden Farm Parkway
MASTER PLAN: Clarksburg
REVIEW BASIS: Division 59-D-2.11 of the Zoning Ordinance requires submission of a Project Plan as part of the application for the use of optional method of development for a CBD zoned property.
APPLICANT: NNPII Clarksburg LLC
FILING DATE: July 9, 2007
HEARING DATE: September 27, 2007

The applicant filed the subject Project Plan application for Clarksburg Town Center on July 9, 2007. Section D-2.2 of the Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a project plan. The Planning Board, however, can extend this time period.

Staff recommends extension of the review period for the Project Plan and postponement of the hearing in order for the Applicant to respond to agency comments. The hearing for the Project Plan application will be extended for an additional 90 days.

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

September 13, 2007

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By Hand Delivery

Dr. Royce Hanson, Chair
and Members of the Montgomery County
Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Clarksburg Town Center – Project Plan Amendment No. 91994004B – Request for
Continuance


Dear Dr. Hanson and Members of the Planning Board:

On behalf of the Applicant, NNPII Clarksburg, LLC, the purpose of this letter is to request a 90-day continuance of the September 27, 2007 Planning Board hearing on the above-referenced Project Plan Amendment. This requested continuance of the Project Plan Amendment notwithstanding, the Applicant understands the Board will still consider interim site plan amendments for Clarksburg Town Center (82002014D and 81998001I) on September 27, 2007.

The Applicant requests a continuance with respect to the Project Plan Amendment to respond to agency comments for this complex project. Further, although the Applicant is requesting a 90-day extension, additional time may be needed to complete the agency review process and to make any necessary adjustments to the plan. We will keep the Board advised in this regard. We do not believe the requested continuance will constitute prejudice or undue hardship to any interested party.

Thank you for your consideration.

Very truly yours,

LINOWES AND BLOCHER LLP

Todd D. Brown

cc: Mr. Robert Kronenberg
Ms. Rose Krasnow
Mr. Robert Ditthardt
Mr. Douglas Delano
David Brown, Esq.
Stephen Z. Kaufman, Esq.

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