




White Flint Mall Redevelopment, Sketch Plan No. 320120040

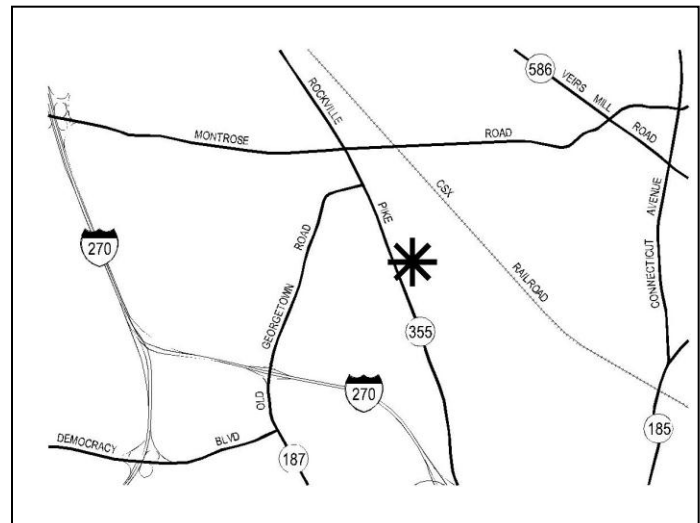
 Joshua Sloan, Planner Supervisor, Area 2 Division, Joshua.Sloan@montgomeryplanning.org, 301.495.4597

 Glenn Kreger, Chief, Area 2 Division, Glenn.Kreger@montgomeryplanning.org, 301.495.4653

Completed: 7/11/12

Description

- Extension of the 90-day review period for a sketch plan to no later than October 25, 2012.
- Applicant: White Flint Mall, LLLP and White Flint Associates, LLC.
- Filing Date: 2/15/12.



Recommendation

- Section 59-C-15.43(b)(2) of the Zoning Ordinance states that the Planning Board shall hold a public hearing no later than 90 days after the filing of a project plan. The Planning Board may, however, extend this period and, in fact, “a request for an extension must be granted if the Planning Board finds it not to constitute prejudice or undue hardship on any interested party”.
- In this case, the Applicant has requested additional time to finalize their response to agency comments.
- Staff believes that an extension of the review period will not constitute prejudice or undue hardship on any interested party and recommends approval of the extension request to no later than October 25, 2012.

July 12, 2012

VIA E-MAIL AND U.S. MAIL

Mr. Joshua Sloan
Area 2 Supervisor
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: White Flint Mall Redevelopment
Sketch Plan No. 320120040
Request for Extension

Dear Mr. Sloan:

On behalf of the Applicant in the referenced Sketch Plan, and pursuant to Montgomery County Zoning Ordinance Section 59-C-15.43(b)(2), we request an extension of the time within which the Planning Board is required to hold a public hearing on the Sketch Plan to a date no later than November 9, 2012. We have been engaged in discussions with Staff to address various site re-design issues, and the resubmission of a revised Sketch Plan application set is imminent. Additional time for Staff to review and approve the Sketch Plan is necessary and will take time beyond the 90 days from the filing date, as specified by statute.

We believe that this requested extension will provide sufficient time for the resubmission to be made and thereafter for Staff to thoroughly review the revised plans and present them to the Planning Board for consideration. No party will be adversely affected by this requested extension, nor will it constitute prejudice or undue hardship on any interested party.

Thank you for your consideration of this matter.

Very truly yours,



Robert G. Brewer, Jr.

cc: Ms. Françoise Carrier
Ms. Rose Krasnow