



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

CONSENT ITEM
MCPB 10-25-2012

MEMORANDUM

DATE: October 10, 2012
 TO: Montgomery County Planning Board
 VIA: John Carter, Chief
 Area 3
 FROM: Sandra Pereira, Senior Planner
 Lead Reviewer, Area 3
 301.495.2186
sandra.pereira@montgomeryplanning.org

REVIEW TYPE: **Project Plan Amendment Review**
 CASE #: **92002002C**
 PROJECT NAME: **Village West at Germantown Center (formerly Martens Property)**

APPLYING FOR: Extension of the 90-day review period for a project plan from November 1, 2012, to January 25, 2013
 REVIEW BASIS: Div. 59-D-2.0 of Montgomery County Zoning Ordinance

ZONE: RMX-2
 LOCATION: Southwest quadrant of the intersection of Wisteria Drive and Waters Road
 MASTER PLAN: Germantown Sector Plan

APPLICANT: Village West LLC and Buchanan Pinkard Germantown LLC
 FILING DATE: August 2, 2012
 HEARING DATE: October 25, 2012

Section 59-D-2.2 of the Montgomery County Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a project plan application, though the Board may extend this period. For this application, the 90-day deadline is November 1, 2012.

In a letter dated October 1, 2012 (attached), the Applicant requests that the Board extend the review period until January 25, ~~2012~~ **2013** in order for the Applicant to continue addressing various design issues. Staff finds that this extension is reasonable and does not constitute prejudice or undue hardship to any interested party. Staff recommends **APPROVAL** of this extension request.

Approval signatures

<i>SP</i>	<i>JAC</i>			
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ATTORNEYS

ROBERT G. BREWER, JR.
RGBREWER@LERCHEARLY.COM

October 1, 2012

VIA E-MAIL AND U.S. MAIL

Ms. Sandra Pereira
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Village West at Germantown Center
Project Plan No. 92002002C
Request for Extension

Dear Ms. Pereira:

On behalf of the developers of Village West at Germantown Center, the Applicant in the referenced Project Plan amendment, and pursuant to Montgomery County Zoning Ordinance Section 59-D-2.2, we request an extension of time within which the Planning Board must hold a public hearing on the Project Plan by statute. This extension request is from November 1, 2012 until January 25, 2013.

The Applicant has been engaged in discussions with Staff to address various design issues, especially since Ms. Pereira's return from maternity leave. Additional time to resolve these design issues is necessary beyond the initial 90 day statutory period for the Board's consideration.

We believe that this extension will provide sufficient time to resolve matters that we are working on with Staff. No party will be adversely affected by this requested extension.

Thank you for your consideration of this matter.

Very truly yours,

Robert G. Brewer, Jr.

cc: Ms. Francoise Carrier
Ms. Rose Krasnow