



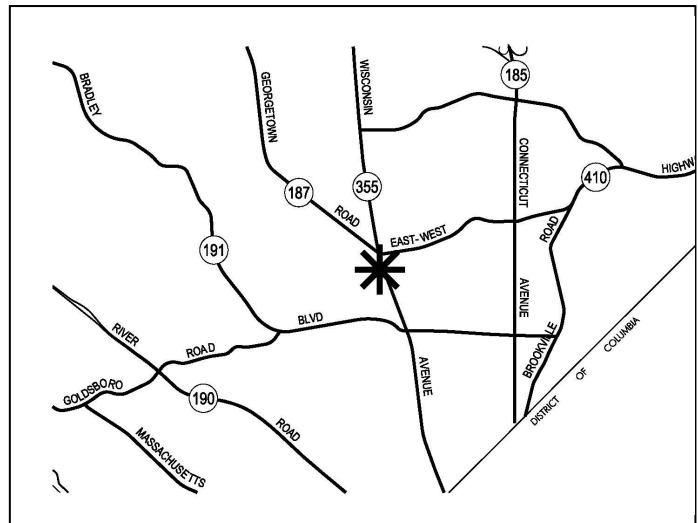
**Falkland North, Sketch Plan 320150020, Site Plan Amendment 82012005A**

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**Staff Report Date: 3/20/15**

**Description**

Location: Northeast quadrant of the intersection of 16<sup>th</sup> Street and East West Highway  
 Zone: CR-3.0 C-0.75 R-3.0 H-145T  
 Master Plan: Silver Spring CBD Sector Plan  
 Property size: 9.77 acres  
 Request to extend the review period for a project plan and site plan amendment for up to 50 days, from April 2, 2015, to May 22, 2015  
 Applicant: Falkland Road Residential, LLC  
 Filing Date: December 3, 2014



**Summary**

**Staff Recommendation: Approval of the extension.**

Section 7.3.3.C of the Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a sketch plan, and Section 7.3.4.C provides a 120-day limit for site plan hearings. The Planning Board may, however, extend these periods. Several complex issues raised at the Development Review Committee meeting of December 22, 2014, are still being resolved, including relocation of a 24-inch water main and the number and bedroom count of market-rate and moderately priced dwelling units in the project. The applicant has requested, in an application dated March 16, 2015, that the review periods for the sketch plan and site plan amendment be extended for up to 50 days, from April 2, 2015, until no later than May 22, 2015, to allow the remaining issues to be resolved. The review period for the sketch plan was previously extended by the Planning Director on February 23, 2015, for 30 days, from March 2, 2015, to April 2, 2015.

Staff recommends **APPROVAL** of the extension request.

Attachment A: Applicant's extension request



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

Effective: December 5, 2014

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## REGULATORY PLAN EXTENSION REQUEST

 Request #1 Request #2

### M-NCPPC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Falklands NorthPlan No. 320150020, 12007056A

This is a request for extension of:

 Project Plan

Sketch Plan

 Preliminary Plan

Site Plan

82012005AThe Plan is tentatively scheduled for a Planning Board public hearing on: February 26, 2015

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.)

Patricia A. Harris,

Lerch, Early &amp; Brewer Chartered

Name

Affiliation/Organization

3 Bethesda Metro Center, Suite 460

Street Address

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City

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Zip Code

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paharris@lercheearly.com

Telephone Number ext.

Fax Number

E-mail

We are requesting an extension for 50 days months until May 21, 2015

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

Additional time was needed to work out a number of complex issues raised at the DRC, including but not limited to, WSSC's request to relocate a major 24" water line or set the building back from the water line 25 feet.

Signature of Person Requesting the Extension

Signature

3/16/15  
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 April 2, 2015 and approved an extension for more than 30 days of the Planning Board public hearing date from April 2, 2015 until May 22, 2015.