




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

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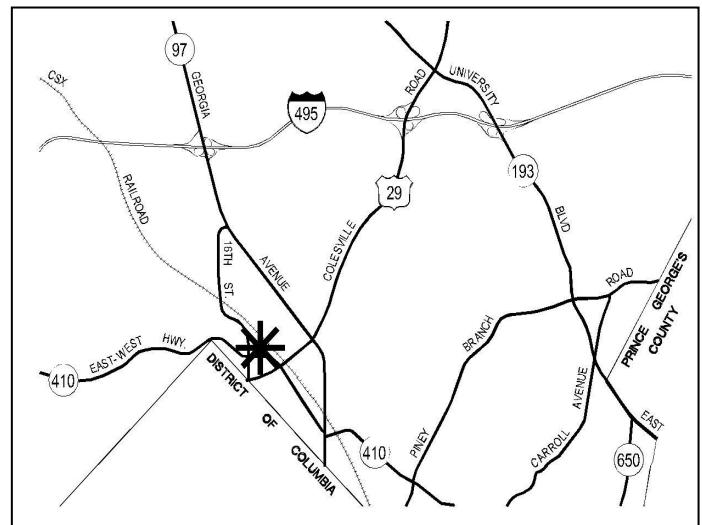
-  Neil Braunstein, AICP, Area 1, neil.braunstein@montgomeryplanning.org, (301) 495-4532
-  Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115
-  Robert Kronenberg, Chief, Area 1, robert.kronenberg@montgomeryplanning.org, (301) 495-2187

**Staff Report Date: 5/1/15**

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**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 70 days, from May 22, 2015, to July 31, 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 April 27, 2015, that the review periods for the sketch plan and site plan amendment be extended for up to 70 days, from May 22, 2015, until no later than July 31, 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, and the review period for the sketch plan and site plan was extended by the Planning Board on April 2, 2015, for 50 days, from April 2, 2015, to May 22, 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

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550  
Fax 301.495.1306

## REGULATORY PLAN EXTENSION REQUEST

 Request #1

 Request #2

M-NCPPC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

**Plan Name:** Falkland North

**Plan No.** 320150020, 82012005A

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input checked="" type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Plan	<input checked="" type="checkbox"/> Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: \_\_\_\_\_

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 & Brewer, Chartered		
<i>Name</i>	<i>Affiliation/Organization</i>		
3 Bethesda Metro Center, Suite 460			
<i>Street Address</i>			
Bethesda	Maryland	20814	
<i>City</i>	<i>State</i>	<i>Zip Code</i>	
(301) 841-3832	(301) 347-3756	paharris@lercheearly.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 70 days ~~months~~ until July 31, 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 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, forest conservation issues, and other plan review issues.

**Signature of Person Requesting the Extension**

Signature 

4/22/15  
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 \_\_\_\_\_ and approved an extension for more than 30 days of the Planning Board public hearing date from \_\_\_\_\_ until \_\_\_\_\_.