



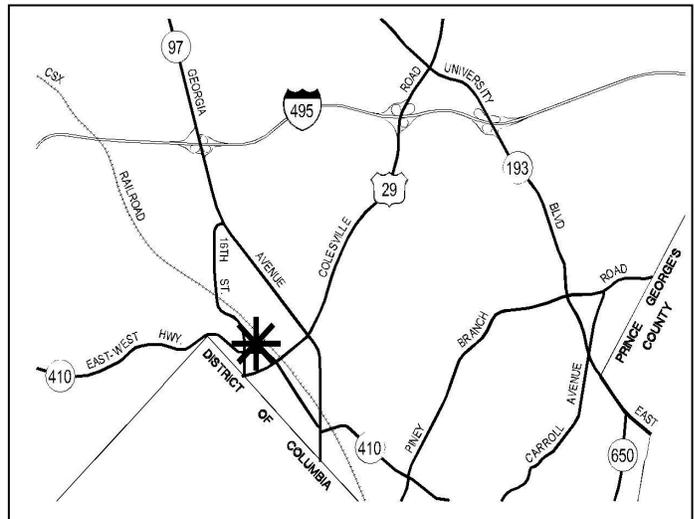
Falkland North, Sketch Plan 320150020, Site Plan Amendment 82012005A

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Staff Report Date: 7/21/15

Description

Location: Northeast quadrant of the intersection of 16th 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 2 months, from July 31, 2015, to September 30, 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 corrections to the forest conservation plan. The applicant has requested, in an application dated July 21, 2015, that the review periods for the sketch plan and site plan amendment be extended for up to 2 months, from July 31, 2015, until no later than September 30, 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, and on May 14, 2015, for 70 days, from May 22, 2015, to July 31, 2015.

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

Attachment A: Applicant’s extension request



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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #4

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: Project Plan Sketch Plan
 Preliminary Plan Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: September 10, 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, and Brewer	
Name	Affiliation/Organization	
3 Bethesda Metro Center, Suite 460		
Street Address		
Bethesda	Maryland	20814
City	State	Zip Code
(301) 841-3832	paharris@lercheearly.com	
Telephone Number ext. Fax Number	E-mail	

We are requesting an extension for 2 months until September 30, 2015

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

The applicant has been working with staff to correct forest conservation issues.

Signature of Person Requesting the Extension

 Signature

July 21, 2015 _____
 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 _____.