




## Site Plan No. 820150140, Offutt Estates: Regulatory Extension Request

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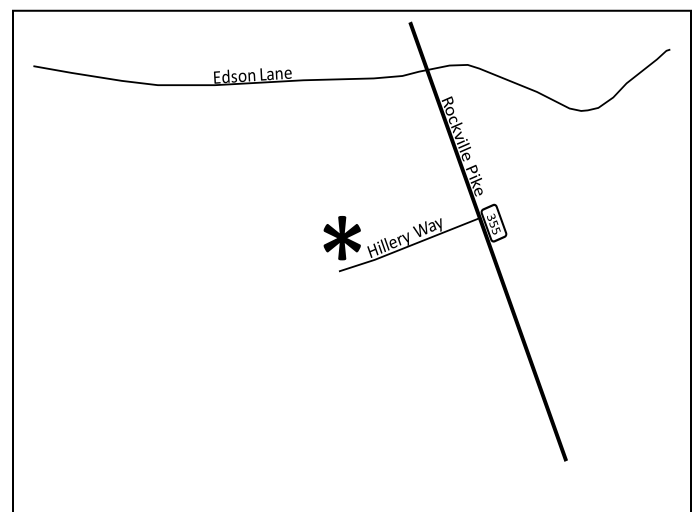
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Completed: 9-9-16

### Description

Request to extend the regulatory review period for Site Plan No. 820150140 an additional 2 months to December 8, 2016.

- Residential development consisting of 6 townhouse units on 0.5 acres of land zoned RT-12.5;
- Located on Hillery Way approximately 450 feet west of Rockville Pike (MD 355) within the White Flint Master Plan area;
- Application Accepted: May 3, 2016;
- Applicant: Alexander & Miry Livnat;
- Review Basis: Chapter 59, Montgomery County Code.



### Summary

Section 59-7.3.4.C of the Zoning Ordinance generally states that a Site Plan application must be scheduled for a public hearing within 120-days after the date an application is accepted.

The Application was accepted on May 3, 2016, with a tentative Planning Board date of September 8, 2016. The Applicant made a timely request for a 30-day extension by the Planning Director, which was granted on July 27, 2016. The revised Planning Board date was set for October 6, 2016.

This timely extension request exceeds the 30-day extension granted by the Planning Director; therefore, it requires Planning Board approval. The Applicant is requesting an extension for the Site Plan review period, because there are a number of outstanding issues that will require more than 30 days to resolve.

Staff supports the Applicant's request to extend the review period, which sets a tentative Planning Board date on December 8, 2016.

Attachment 1: Applicant's extension request (dated August 17, 2016).

# ATTACHMENT 1



**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:** Offutt Estates      **Plan No.** 120150040 / 820150140

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: October 6, 2016

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.)

Dean Packard	Packard & Associates, LLC
Name 16220 Frederick Road, Suite 300	Affiliation/Organization
Street Address Gaithersburg	MD      20877
City (301) 208-0250      (301) 208-1270      pgai@verizon.net	State      Zip Code
Telephone Number    ext.    Fax Number      E-mail	

We are requesting an extension for 2 months until December 8, 2016

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

At the time of the Development Review Committee Meeting, we were requested to obtain a final site development stormwater management concept approval. Plans and computations were submitted to the Department of Permitting Services to review the plans. On August 3, 2016 the approval letter was written and we received the official copy on August 8, 2016. On August 12, 2016, the revised Preliminary Plan, Site Plan and supporting plans and documents were re-submitted into the project dox system for review. We have been notified that there is not enough time available to comply with the 120 day review period. Therefore, based on the time lag to obtain the final site development stormwater management concept approval, a regulatory plan extension is hereby requested.

**Signature of Person Requesting the Extension**

Signature

8/17/16  
 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 \_\_\_\_\_.