



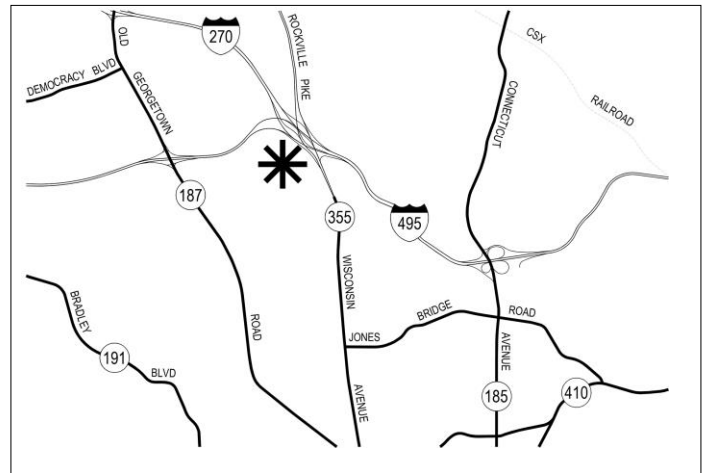
Pooks Hill Site Plan No 820160080 and Sketch Plan Amendment No. 32015006A

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- PAK* Robert Kronenberg, Chief, Area 1, Robert.Kronenberg@montgomeryplanning.org, 301-495-2187

Staff Report Date: 6/20/16

Description

- Request to extend review period for a sketch plan amendment and a site plan.
- Location: 5151 Pooks Hill Road, 1,200 feet west of its intersection with Rockville Pike (MD 355);
- 19.38 acres zoned CR 1.0, C-1.0, R-0.75, H-160 in the Bethesda-Chevy Chase Master Plan 1990;
- Applicant: Pooks Hill JV, LLC
- Application Acceptance Dates:
 - Site Plan: February 19, 2016
 - Sketch Plan Amendment: April 29, 2016



Summary

- Staff Recommendation: **Approval of the extension request**

Section 59.7.3.4.C provides a 120-day time limit for site plan hearings. The Planning Director may postpone the public hearing by up to 30 days once without the Planning Board approval. On April 4, 2016, the Planning Director approved an extension for the site plan from its originally scheduled public hearing of June 30, 2016 to July 28, 2016. The Sketch Plan Amendment was accepted on April 29, 2016, and also scheduled for a public hearing on July 28, 2016. The Applicant may request a site plan extension beyond the original 30 days with Planning Board approval. In a letter dated June 8, 2016, the Applicant has requested an extension of additional time for the site plan and the sketch plan amendment to address issues raised by staff and to resubmit updated site plans to staff. The Applicant has requested a Planning Board date of September 22, 2016.

Staff recommends **approval** of this 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: Pooks Hill Site Plan & Sketch Plan Amendment **Plan No.** 820160080 & 320150060A

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: July 28, 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.)

Pooks Hill JV, LLC

Name Affiliation/Organization

1001 G Street, NW Suite 700W

Street Address

Washington DC

20001

City

State

Zip Code

(202) 777-0720

tbalke@quad1.com

Telephone Number ext. Fax Number

E-mail

We are requesting an extension for 2 months until September 29, 2016

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

The Applicant requires additional time to address further comments received from M-NCPPC staff (in an e-mail dated June 3, 2016) regarding revised plans and supporting materials submitted by the Applicant on May 13, 2016 in compliance with the 65-day deadline set forth in Section 7.3.4.D.1.b of the Zoning Ordinance and in response to initial DRC comments on the Site Plan application.

This extension request also applies to a companion Sketch Plan Amendment application being processed in conjunction with Site Plan No. 820160080 that seeks to amend the public benefit binding element approved by the Sketch Plan in order to allow the provision of additional off-street parking above the minimum required by the Zoning Ordinance.

Signature of Person Requesting the Extension

Signature Christopher Gladstone

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 _____.