



Randolph Farms, Site Plan No. 820170020

AS

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KA

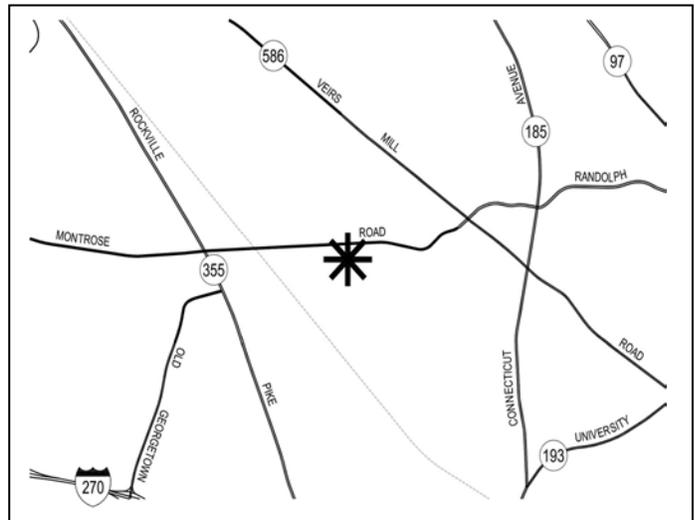
Khalid Afzal, Acting Chief, Area 2 Division, [Khalid.Afzal@montgomeryplanning.org](mailto:Khalid.Afzal@montgomeryplanning.org), 301-495-4650

Staff Report Date: 3/27/17

Description

Request to extend the regulatory review period for Site Plan No. 820170020 an additional 2 months to July 27, 2017.

- Request to replace the existing Montrose Baptist Church with up to 106 townhouses including 12.5% MPDUs;
- Located at the southeast quadrant of the intersection of Randolph Road and Putnam Road, within the *North Bethesda/Garrett Park Master Plan* area;
- Approximately 8.44 acres in the RT-15 Zone;
- Applicant: RRC/S Montrose LLC;
- Application acceptance date: November 17, 2016.



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 November 17, 2016, with a tentative Planning Board date of April 20, 2017. The Applicant made a timely request for a 30-day extension by the Planning Director, which was granted on February 02, 2017. The revised Planning Board date was set for May 27, 2017. The Applicant is requesting a second extension for the Site Plan review period because there are a number of outstanding issues that will require additional time.

Staff supports the Applicant’s request to extend the review period, which sets a tentative Planning Board date on July 27, 2017.

Attachment 1: Applicant’s extension request (dated March 22, 2017).

# 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-NCPRC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Randolph Farms

Plan No. 820170020

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: 05/18/17

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.)

Michael Conely

Winchester Homes, Inc.

Name

Affiliation/Organization

6905 Rockledge Drive, Suite 800

Street Address

Bethesda,

Maryland

20817

City

State

Zip Code

(301) 803-4711

mike.conley@whinhomes.com

Telephone Number

ext.

Fax Number

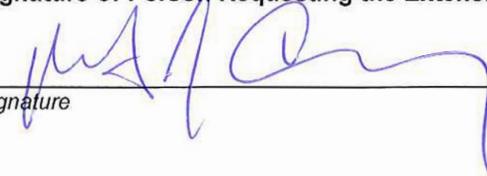
E-mail

We are requesting an extension for 2 1/2 months until 7/27/17

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

To fully address the number and complexity of Development Review Committee comments regarding pedestrian connectivity and vehicular circulation for the subject property, and to also address recent Planning Board comments from the March 16, 2017 Randolph Farms Preliminary Plan hearing (120160320), the applicant is requesting a 2 1/2 month extension of the Site Plan review process.

### Signature of Person Requesting the Extension

  
Signature

3-22-17  
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 \_\_\_\_\_.