



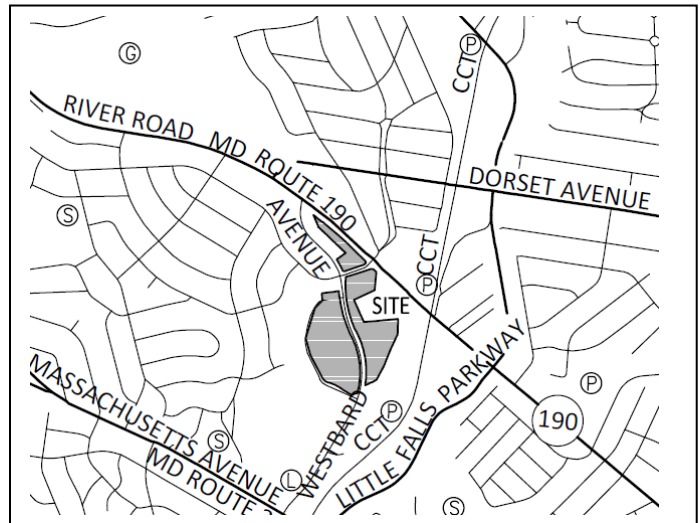
Westwood Shopping Center, Sketch Plan 320170010

- John Marcolin, Area 1, john.marcolin@montgomeryplanning.org, (301) 495-4547
- Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115
- PAK* Robert Kronenberg, Chief, Area 1, robert.kronenberg@montgomeryplanning.org, (301) 495-2187

Staff Report Date: 11.28.16

Description

Location: Westbard Avenue in the southwest quadrant of the intersection with River Road and Ridgefield Road
 Zone: CRT Zone
 Master Plan: 2016 *Westbard Sector Plan*
 Property size: 25.45 acres
 Request to extend the review period for a sketch plan from December 8, 2016, to February 2, 2017
 Applicant: Equity One
 Filing Date: July 11, 2016



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. The Planning Board may, however, extend these periods. Several complex issues regarding Sector Plan conformance were raised at the Development Review Committee meeting of August 22, 2016. Planning and Parks Department Staff is working with the Applicant and the community to address these issues. The Applicant, in a letter dated November 23, 2016, is requesting that the review period for the sketch plan be extended from December 8, 2016, to February 2, 2017, to accommodate this on-going discussion. The Planning Board previously granted an extension of this review period, from October 6, 2016, to December 8, 2016.

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

Attachment A: Applicant extension request



8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

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Effective: December 5, 2014

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: Westwood Shopping Center **Plan No.** 320170010

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: December 8, 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.)

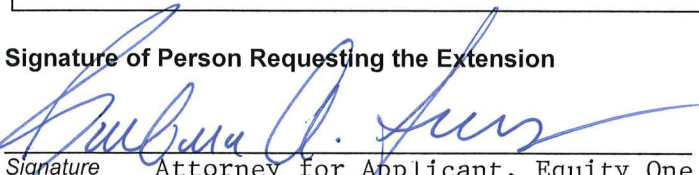
Barbara A. Sears		Linowes and Blocher LLP	
<i>Name</i>		<i>Affiliation/Organization</i>	
7200 Wisconsin Avenue, Suite 800			
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(301) 961-5157	(301) 654-2801	bsears@linowes-law.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 2 months until February 2, 2017

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

To allow Planning Staff and the applicant additional time to address Development Review comments.

Signature of Person Requesting the Extension



Signature Attorney for Applicant, Equity One
 (Northeast Portfolio) Inc.

November 23, 2016

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 _____.

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

November 23, 2016

Barbara A. Sears
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Erin E. Girard
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Robert Kronenberg
Chief, Area 1
The Maryland-National Capital Park and
Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Westwood Shopping Center; Sketch Plan No. 320170010 –
Request for Extension of Planning Board Hearing Date

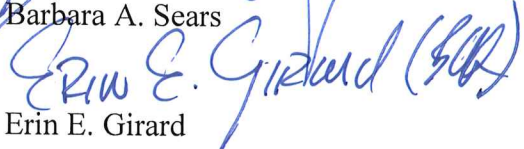
Dear Robert:

On behalf of the Applicant for the above-referenced sketch plan application, Equity One (Northeast Portfolio) Inc., and pursuant to Section 59.7.3.3.C of the Montgomery County Zoning Ordinance, the purpose of this letter is to request an extension of the review period for the above-referenced sketch plan application. The extension is necessary to allow Planning Staff and the Applicant sufficient time to finish working through a number of development review comments. Pursuant to this request, we understand the Planning Board hearing date will now be set for February 2, 2017. Thank you for your consideration of this request.

Very truly yours,

LINOWES AND BLOCHER LLP


Barbara A. Sears


Erin E. Girard

Enclosure

cc: Elza Hisel-McCoy (w/enc.)
Bill Brown
Bridget McCrum

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