Randolph Farms, Site Plan No. 820170020

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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).
Montgomery County Planning Department  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
www.montgomeryplanning.org

REGULATORY PLAN EXTENSION REQUEST

Request #1  
Request #2

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<th>File Number</th>
<th>Date Received</th>
<th>MCPB Hearing Date</th>
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Plan Name: Randolph Farms  
Plan No. 820170020

This is a request for extension of:  
- [ ] Project Plan  
- [ ] Preliminary Plan  
- [X] 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, [X] Owner's Representative, [ ] Staff (check applicable.)

Michael Conely  
Winchester Homes, Inc.

Name  
Affiliation/Organization

6905 Rockledge Drive, Suite 800  
Bethesda, Maryland 20817

Street Address  
City  
State  
Zip Code

Telephone Number: (301) 803-4711  
Fax Number:  
E-mail: mike.conley@whinhomes.com

We are requesting an extension for 2½ 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 2½-month extension of the Site Plan review process.

Signature of Person Requesting the Extension

Signature  
Date: 3-22-17
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 ________________.