






Offutt Estates, Site Plan No. 820150140

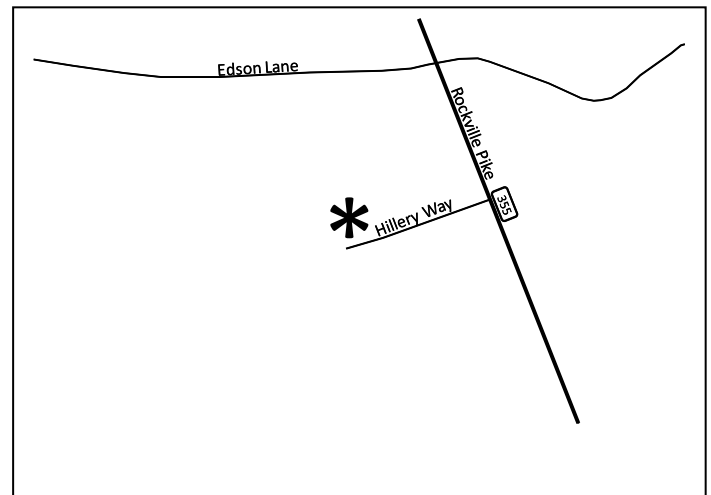
-  Rhoda Hersson-Ringskog, Senior Planner, Area 2 Division, rhoda.hersson-ringskog@montgomeryplanning.org, (301) 495-2192
-  Patrick Butler, Acting Supervisor, Area 2 Division, patrick.butler@montgomeryplanning.org, (301) 495-4561
-  Khalid Afzal, Acting Chief, Area 2 Division, khalid.afzal@montgomeryplanning.org, (301) 495-4650

Staff Report Date: 07/12/2017

Description

Request to extend the regulatory review period for Site Plan No. 820150140 an additional 3 months to December 7, 2017.

- 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 2010 *White Flint Sector 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 Site Plan Application was accepted on May 3, 2016, with a tentative Planning Board date of September 8, 2016. The Applicant has made several timely requests for extensions, which were all subsequently approved by the Planning Board.

On June 8, 2017, the Applicant met with Planning Staff, including the Deputy Director and the Senior Urban Designer. During the meeting, Staff confirmed that the Department was unable to support the current plan/proposal for the site. The Applicant is now seeking another three-month extension to allow the Applicant's team additional time for revisions and continued coordination with Staff.

Staff recommends approval of the proposed extension request, which requires a Planning Board date no later than December 7, 2017.

Attachment 1: Applicant's completed Regulatory Plan Extension Request form (July 6, 2017)

ATTACHMENT 1



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Effective: December 5, 2014

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
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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

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: 9/7/2017

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:

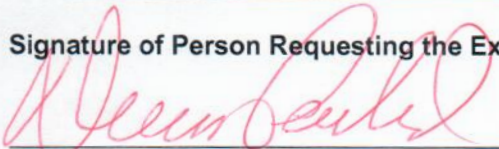
Owner, Owner's Representative, Staff (check applicable.)

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

We are requesting an extension for 3 months until 12/7/2017

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

The staff was unable to support our previous plan, despite numerous revisions. We had a full staff meeting and decided to make a substantial change to the proposed subdivision to attain staff's support. We need extra time to work through project dox and agency approval to present this to the planning board.

Signature of Person Requesting the Extension


Signature

7/6/17

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 _____.