



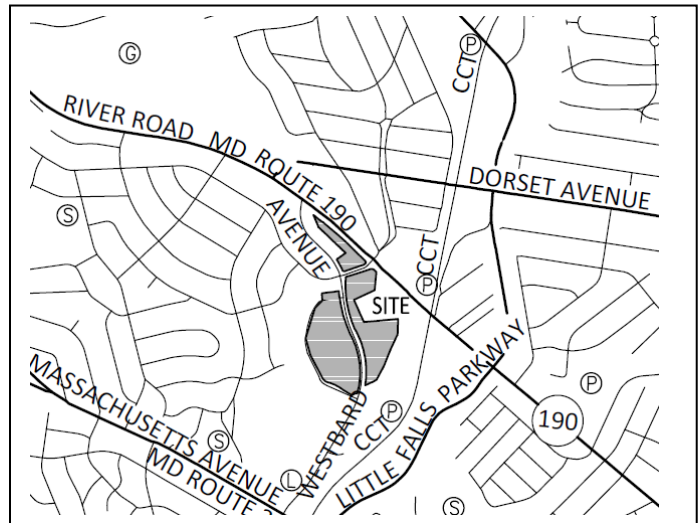
Westwood Shopping Center, Sketch Plan 320170010

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

Staff Report Date: 01.30.17

**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 February 2, 2017, to February 23, 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 January 30, 2017, is requesting that the review period for the sketch plan be extended from February 2, 2017, to February 23, 2017, to accommodate this on-going discussion. The Planning Board previously granted an extension of this review period, from December 8, 2016, to February 8, 2017.

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

Attachment A: Applicant extension request

**LINOWES**  
**AND BLOCHER LLP**  
ATTORNEYS AT LAW

January 30, 2017

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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

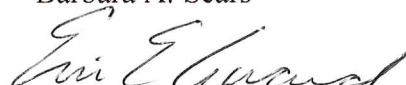
Dear Robert:

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 accommodate scheduling conflicts and allow Planning Staff time to complete the Staff Report for the project. Pursuant to this request, we understand the Planning Board hearing date will now be set for February 23, 2017. Thank you for your consideration of this request.

Very truly yours,

**LINOWES AND BLOCHER LLP**

  
Barbara A. Sears

  
Erin E. Girard

Enclosure

cc: Bill Brown  
Bridget McCrum



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**REGULATORY PLAN EXTENSION REQUEST**

Request #1       Request #2

MONTGOMERY COUNTY			
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: February 2, 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.)


Erin Girard		Linowes & Blocher, LLP	
<i>Name</i>		<i>Affiliation/Organization</i>	
7200 Wisconsin Avenue, Suite 800			
<i>Street Address</i>			
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<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 1 months until February 23, 2017

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

The extension is necessary to accommodate scheduling conflicts and allow Planning Staff to complete its report.

**Signature of Person Requesting the Extension**

  
 \_\_\_\_\_  
*Signature*

January 30, 2017  
 \_\_\_\_\_  
*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 \_\_\_\_\_.