



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**CONSENT ITEM
MCPB 01-21-2010**

MEMORANDUM

DATE: January 7, 2010
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
Robert Kronenberg, Supervisor *RAK*
Development Review Division
FROM: Sandra Pereira, Senior Planner *SP*
Development Review Division
301.495.2186
sandra.pereira@mncppc.org

REVIEW TYPE: **Project Plan Review**
CASE #: **920100020**
PROJECT NAME: **Wheaton Safeway**

APPLYING FOR: Extension of the 90-day review period for a project plan from January 21, 2010,
to April 15, 2010
REVIEW BASIS: Div. 59-D-2.0 of Montgomery County Zoning Ordinance

ZONE: CBD-3 Zone
LOCATION: Northeast quadrant of the intersection of Georgia Avenue and Reddie Drive
MASTER PLAN: 1990 Sector Plan for the Wheaton CBD

APPLICANT: 11215 Georgia Ave LLC
FILING DATE: October 28, 2009
HEARING DATE: January 21, 2010

Section D-2.2 of the Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a project plan, though the Board may extend this period. For this proposal, the 90-day deadline is January 21, 2010.

The Applicant requests, in a letter dated December 21, 2009, that the Board extend the review period for an additional 90 days in order for the Applicant to continue addressing the comments received at the Development Review Committee meeting from December 7, 2009. Staff recommends **APPROVAL** of this request.

December 21, 2009



BY ELECTRONIC MAIL AND HAND DELIVERY

Mr. Robert Kronenberg
Ms. Sandra Pereira
Development Review Division
Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

**Re: Project Plan Application No. 9-20100020 for
11215 Georgia Avenue, Wheaton, MD (Safeway Site)**

Dear Mr. Kronenberg and Ms. Pereira:

Our firm submitted an Optional Method of Development Project Plan Application No. 9-20100020 for consideration by the Montgomery County Planning Board on behalf of 11215 Georgia Ave LLC (the "Applicant"), and Safeway, Inc., the owner of the property located at 11215 Georgia Avenue in Wheaton, Maryland (the "Property"). The Property is approximately 1.92 acres (83,850 square feet) and is located at the northeast corner of the intersection of Georgia Avenue and Reedy Drive. The Property also is bounded by Fern Street to the east. The purpose of this letter is to request that the Planning Board grant an extension of time in which to act on the Project Plan application pursuant to Section 59-D-2.2 of the Montgomery County Zoning Ordinance.

As you know, the Applicant also submitted a Preliminary Plan of Subdivision Application No. 1-20100120 that we intend to have reviewed by the Planning Board concurrently with the Project Plan application. On December 7, 2009, we had the Development Review Committee meeting and, since that time, have been addressing comments related to both applications (including multiple meetings with Technical Staff). As far as the Project Plan application is concerned, we are continuing to address certain matters as they relate to the public use and amenity space requirement and anticipate being able to resolve them in short order (but not necessarily before the review time technically expires).

ATTORNEYS

Mr. Robert Kronenberg
Ms. Sandra Pereira
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We would request an extension of the review period for an additional 90 days. During this time period, we should be able to work with Staff and others to complete the review of the Project Plan and Preliminary Plan so both applications can be presented to the Board together. This extension will not constitute any prejudice or undue hardship to any interested party in this matter. It is my understanding that the Planning Board will hear this request on January 21, 2010.

We appreciate your consideration regarding this matter. Please contact me if you have any questions regarding this matter or need additional information.

Very truly yours,



Steven A. Robins

cc: Catherine Conlon
Sandra Tallant
Leith Wain
Terry Green
Jerry Ricciardi
Renee Montgomery
Chuck Irish
Miguel Iraola
Lee Driskill
April Birnbaum