



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

CONSENT ITEM
MCPB 04-07-2011

MEMORANDUM

DATE: March 24, 2011
 TO: Montgomery County Planning Board
 VIA: John Carter, Chief
 Area 3
 FROM: Sandra Pereira, Senior Planner
 Lead Reviewer, Area 3
 301.495.2186
sandra.pereira@mncppc.org

REVIEW TYPE: **Project Plan Amendment Review**
 CASE #: **92002002B**
 PROJECT NAME: **Martens Property (formerly Fairfield at Germantown)**

APPLYING FOR: Extension of the 90-day review period for a project plan from April 7, 2011, to July 6, 2011
 REVIEW BASIS: Div. 59-D-2.0 of Montgomery County Zoning Ordinance

ZONE: RMX-2
 LOCATION: Southwest quadrant of the intersection of Wisteria Drive and Waters Road
 MASTER PLAN: Germantown Sector Plan

APPLICANT: Buchanan Acquisitions, LLC
 FILING DATE: January 4, 2011
 HEARING DATE: April 7, 2011

Section 59-D-2.2 of the Montgomery County Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a project plan application, though the Board may extend this period. For this proposal, the 90-day deadline is April 7, 2011.

The Applicant requests, in a letter dated March 16, 2011 (attached), 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 February 7, 2011. Staff recommends **APPROVAL** of this request.

Approval signatures

	<i>JAC</i>		
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8787 Georgia Avenue, Silver Spring, Maryland 20910
 301.495.4600

www.MontgomeryPlanning.org

March 16, 2011

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 Amendment Application No. 92002002B
Martens Property (formerly Fairfield at Germantown)**

Dear Mr. Kronenberg and Ms. Pereira:

On behalf of our client, Buchanan Acquisitions, LLC (the "Applicant"), the contract purchaser of the property located at 19430 Waters Road in Germantown, Maryland, our firm submitted Optional Method of Development Project Plan Amendment Application No. 92002002B (the "Application") for consideration by the Montgomery County Planning Board (the "Planning Board"). Pursuant to Section 59-D-2.2 of the Montgomery County Zoning Ordinance, the purpose of this letter is to request that the Planning Board grant an extension of time within which to act on the Application.

As you are aware, the Development Review Intake Section accepted the Application on January 4, 2011. The Application was subsequently scheduled to be reviewed by the Planning Board in a public hearing on April 7, 2011. On February 7, 2011, we participated in the Development Review Committee meeting for the Application. Since that time, we have addressed comments related to the Application and engaged in multiple meetings with Technical Staff. We continue to address certain transportation and design related matters, and anticipate being able to resolve them in the very near future (but not necessarily before the review time technically expires).

We respectfully request an extension of the review period for an additional 90 days. During this time period, we should be able to work with Technical Staff and other County agencies to complete the review of the

Mr. Robert Kronenberg
Ms. Sandra Pereira
March 16, 2011
Page 2

Application. This extension will not constitute any prejudice or undue hardship to any interested party in this matter.

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

Very truly yours,



Robert G. Brewer, Jr.

cc: Russ Gestl
Charlie Turner
Keely Lauretti
Phil Isaja
Mike Workosky
Steve Gang
April B. Mackoff, Esq.