



Extension Request: Project Plan No. 920120040 - Crystal Rock

MCS. Molline Smith, Senior Planner, Area 3, molline.smith@montgomeryplanning.org, 301.495.4573

RAW Richard Weaver, Area 3 Supervisor, richard.weaver@montgomeryplanning.org, 301.495.4544

JAC John Carter, Area 3 Chief, john.carter@montgomeryplanning.org, 301.495.4575

Completed: 7-13-12

Description

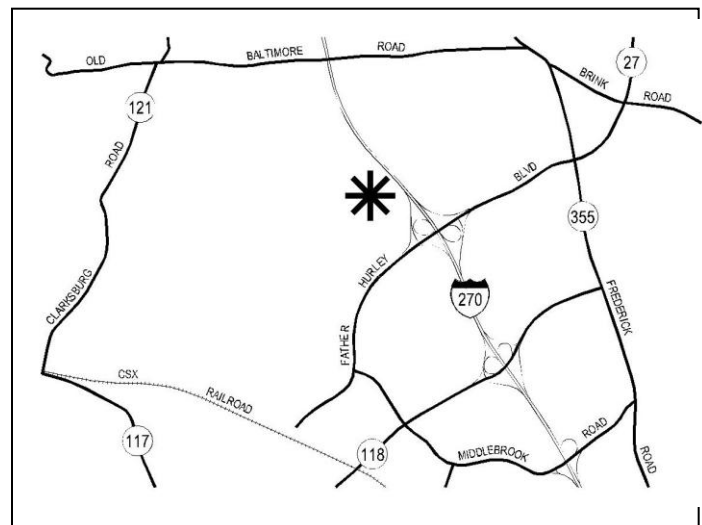
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Mixed use project located north of Father Hurley Boulevard between Century Boulevard and Crystal Rock Drive (Lerner Property), TMX-2 Zone, Germantown Employment Area Sector Plan

Staff Recommendation: Approval to extend the date of the hearing to no later than November 8, 2012

Applicant: North Village – 270 Ltd Partnership C/O Lerner Enterprises

Filing Date: May 23, 2012



Summary

- In accordance with section 59-D-2.2 of the Montgomery County Zoning Ordinance in regards to the Project Plan requirements, the Planning Board shall hold a public hearing no later than 90 days after the filing of a project plan (i.e. August 16, 2012). However; the Planning Board may extend this period if requested by interested parties, provided that such extension shall be found to be reasonable and does not constitute prejudice or undue hardship to any interested party.
- The Applicant has submitted a letter of request (dated July 9, 2012) to allow the extension of the review period due to the conflict of the target date being scheduled during the August break, and to resolve outstanding matters related to the plan (*see the attached letter*).
- Staff finds that the 90-day extension of the review period will not constitute prejudice or undue hardship on any interested party, and recommends approval of the request to extend the review period for this project plan to no later than November 8, 2012.

July 9, 2012

VIA E-MAIL AND U.S. MAIL

Ms. Molline Smith
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Crystal Rock--Germantown
Project Plan No. 920120040
Request for Extension

Dear Ms. Smith:

On behalf of North Village—270 Limited Partnership, the Applicant in the referenced Project Plan, and pursuant to Montgomery County Zoning Ordinance Section 59-D-2.2, we request an extension of the time within which the Planning Board is required to hold a public hearing on the Project Plan to a date no later than November 9, 2012. We have been engaged in discussions with Staff to address various design issues, and additional time to resolve them is necessary beyond the 90 days from the filing date, as specified by statute.

We believe that this extension will provide sufficient time to resolve matters that we are working on with Staff, and thereafter for Staff to thoroughly review the revised plans. No party will be adversely affected by this requested extension.

Thank you for your consideration of this matter.

Very truly yours,



Robert G. Brewer, Jr.

cc: Ms. Francoise Carrier
Ms. Rose Krasnow