



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: 10-25-12

Description

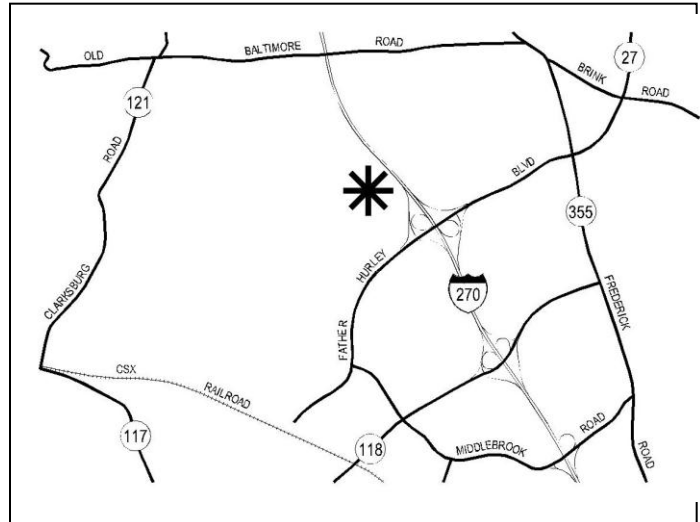
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Mixed use project located north of Father Hurley Boulevard between Century Boulevard and Crystal Rock Drive (Lerner Property), TMX-2 Zone, Germantown Employment Area Sector Plan.

Staff Recommendation: Approval to extend the date of the hearing to no later than January 25, 2013 (75-day review period)

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

Application Filing Date: May 23, 2012



Recommendation

- 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 October 1, 2012) to allow the extension of the review period due to address various issues specifically related to the Preliminary Forest Conservation Plans, transportation, proposed density, and the design of the overall layout (*see the attached letter*).
- Staff believes that the 75-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 January 25, 2013.

Attachment



ATTORNEYS

ROBERT G. BREWER, JR.
RGBREWER@LERCHEARLY.COM

October 1, 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 additional extension of time of approximately 75 days for the Planning Board to hold a public hearing on the Project Plan. This extension request is from November 9, 2012 until January 25, 2013. We have been engaged in discussions with Staff to address various design issues, and additional time to resolve them is necessary beyond the statutory period, as previously extended.

We believe that this second extension will provide sufficient time to resolve matters that we are working on with Staff. Additional studies and revised plans have been prepared and submitted, and the Staff needs additional time to review them. A Planning Board hearing date of January 10, 2013 has been tentatively scheduled for this case. 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