



**Extension Request: Project Plan No. 920120040 - Crystal Rock**

- MCS.** Molline Smith, Senior Planner, Area 3, [molline.smith@montgomeryplanning.org](mailto:molline.smith@montgomeryplanning.org), 301.495.4573
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**Completed: 01-14-13**

**Description**

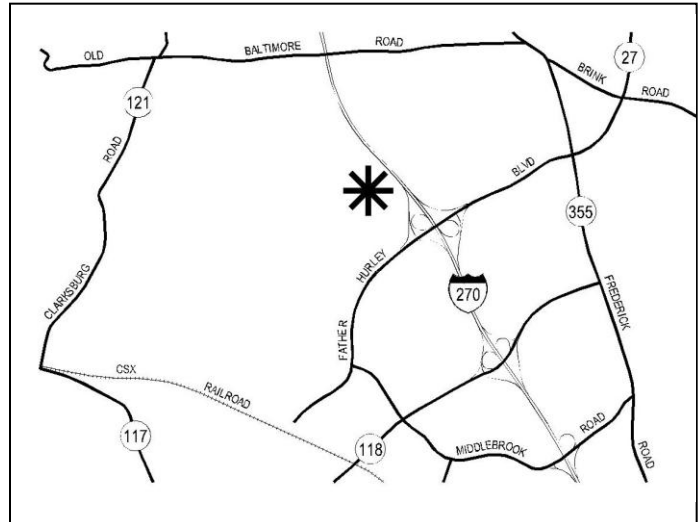
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Mixed use project located north of Father Hurley Boulevard between Century Boulevard and Crystal Rock Drive (Lerner Property), TMX-2 zone, Germantown Employment Area Sector Plan.

**Staff Recommendation:** Approval to extend the date of the hearing to no later than April 25, 2013 (90-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 January 2, 2013) to allow the extension of the review period 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 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 April 25, 2013.



ideas that work

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January 2, 2013

**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  
Supplemental 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 90 days for the Planning Board to hold a public hearing on the Project Plan. This extension request is from the current expiration date of January 25, 2013 through and including April 25, 2013.

During the period of the current statutory extension, the Applicant reached agreement with the Staff on a variety of outstanding issues. The Applicant has submitted all plans and documents requested by Staff to reflect revisions to the originally submitted (and once revised) application. The previously scheduled Board date of January 10, 2013 is not possible to keep due to necessary time for preparation of Staff Reports. The case is now scheduled for Board action on February 7, 2013, and we fully expect that the case will be resolved successfully at that time.

We believe that this third extension request will provide sufficient time for the Staff to complete its work and for the Board to hear this matter on February 7, 2013. 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