



Century: Extension Request for Sketch Plan No. 320160020 & Site Plan No. 82003007B

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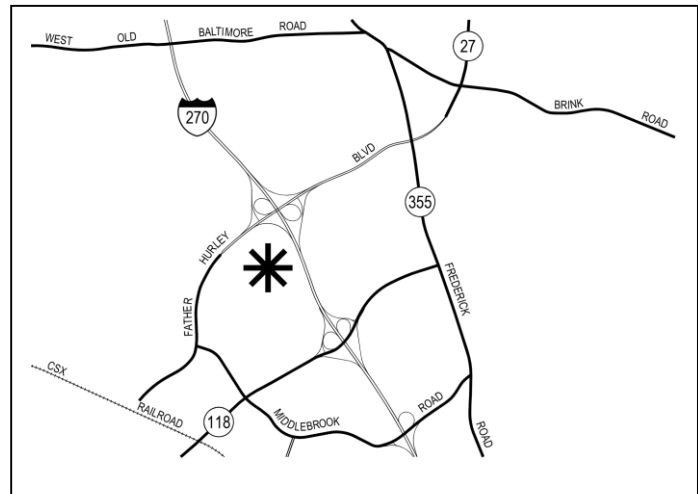
- Sandra Pereira RLA, Planner Coordinator Area 3, Sandra.Pereira@montgomeryplanning.org, 301-495-2186
- Richard Weaver, Supervisor Area 3, Richard.Weaver@montgomeryplanning.org, 301-495-4544
- Kipling Reynolds AICP, Chief Area 3, Kipling.Reynolds@montgomeryplanning.org, 301-495-4645

Description

Staff Report Date: 11/25/2015

Request to extend the review period for Sketch Plan No. 320160020 & Site Plan No. 82003007B for a phased mixed-use project with up to 874,900 SF of non-residential uses and up to 1,236,672 SF of residential uses.

- Located on Century Blvd opposite to Cloverleaf Center Drive; 57.7 gross acres zoned CR-2.0: C-1.25 R-1.0 H-145T and in the Germantown Transit Mixed Use Overlay Zone, 2009 Germantown Employment Area Sector Plan.
- Application accepted: August 12, 2015
- Applicant: Century Technology Campus, LLC
- Review Basis: Chapter 50 and Chapter 59, Montgomery County Code



Summary

Section 59-7.3.3.C. of the Zoning Ordinance states for a Sketch Plan that “the Planning Board must schedule a public hearing to begin within 90 days after the date an application is accepted. The Planning Director may postpone the public hearing by up to 30 days once without Planning Board approval. The Planning Director or applicant may request an extension beyond the original 30 days with Planning Board approval. Any extension of the public hearing must be noticed by mail and on the hearing agenda with the new public hearing date indicated.”

Section 59-7.3.4.C. of the Zoning Ordinance states for a Site Plan that “the Planning Board must schedule a public hearing to begin within 120 days after the date an application is accepted. The Planning Director may postpone the public hearing by up to 30 days once without Planning Board approval. The Planning Director or applicant may request an extension beyond the original 30 days with Planning Board approval. Any extension of the public hearing must be noticed by mail and on the hearing agenda with the new public hearing date indicated”.

The Applicant is requesting a second extension for the Sketch Plan review period beyond the original 30 days extension and a 30-day extension for the Site Plan review period, both until **January 7, 2016**. The extension will provide additional time to address issues raised at the Development Review Committee, to coordinate with review agencies, and to resubmit updated plans to all agencies.

Staff recommends **approval** of this extension request.

Attachment A: Applicant’s extension request for Sketch Plan No. 320160020 and Site Plan No. 82003007B



8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550

Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Century Plan No. 320160020

This is a request for extension of: Project Plan Sketch Plan
 Preliminary Plan Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: December 10, 2015

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

Person requesting the extension:

Owner, Owner's Representative, Staff (check applicable.)

Patrick O'Neil	Lerch, Early & Brewer	
<i>Name</i>	<i>Affiliation/Organization</i>	
3 Bethesda Metro Center, Suite 460		
<i>Street Address</i>		
Bethesda	Maryland	20814
<i>City</i>	<i>State</i>	<i>Zip Code</i>
(301) 657-0738	ploneil@lercheearly.com	
<i>Telephone Number</i>	<i>E-mail</i>	
<i>ext.</i>	<i>Fax Number</i>	

We are requesting an extension for 1 months until January 7, 2016

Describe the nature of the extension request. Provide a separate sheet if necessary.

The Applicant for Sketch Plan No. 320160020 requests an extension of the statutorily proscribed sketch plan review period until January 7, 2016. This is the second request and seeks to extend the current review deadline of December 10, 2015.

The underlying project is a mixed-used, urban-style development, consisting of office, townhouse, multi-family and hotel uses. Along with the Sketch Plan, the Applicant is seeking Preliminary Plan (No. 12002095B) and Site Plan (82003007B) approvals. Due to the comprehensiveness of the development and the Applicant's desire to obtain all regulatory approvals at the same Planning Board hearing, currently scheduled for January 7, 2016, the Applicant requests Planning Board approval to extend the hearing date.

Thank you for your consideration of this request.

Signature of Person Requesting the Extension

Pat O'Neil
Signature

November 17, 2015
Date

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant extensions of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from _____ until _____.

Signature

Date

Planning Board Review for Extensions greater than 30 days

The Montgomery County Planning Board reviewed the extension request on _____ and approved an extension for more than 30 days of the Planning Board public hearing date from _____ until _____.



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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

MNCPPRE Sp/Use/Ord			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Century **Plan No.** 82003007B

This is a request for extension of: Project Plan Sketch Plan
 Preliminary Plan Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: December 10, 2015

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

Person requesting the extension:

Owner, Owner's Representative, Staff (check applicable.)

Patrick O'Neil	Lerch, Early & Brewer	
<i>Name</i>	<i>Affiliation/Organization</i>	
3 Bethesda Metro Center, Suite 460		
<i>Street Address</i>		
Bethesda	Maryland	20814
<i>City</i>	<i>State</i>	<i>Zip Code</i>
(301) 657-0738	ploneil@lercheearly.com	
<i>Telephone Number</i> <i>ext.</i> <i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 1 months until January 7, 2016

Describe the nature of the extension request. Provide a separate sheet if necessary.

The Applicant for Site Plan No. 82003007B requests an extension of the statutorily proscribed review period until January 7, 2016. This is the first request and seeks to extend the current review deadline of December 10, 2015.

The underlying project is a mixed-used, urban-style development, consisting of office, townhouse, multi-family and hotel uses. Along with the Site Plan, the Applicant is seeking Sketch Plan (No. 320160020) and Preliminary Plan (No. 12002095B) approvals. Due to the comprehensiveness of the development and the Applicant's desire to obtain all regulatory approvals at the same Planning Board hearing, currently scheduled for January 7, 2016, the Applicant requests Planning Board approval to extend the hearing date.

Thank you for your consideration of this request.

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The Montgomery County Planning Board reviewed the extension request on _____ and approved an extension for more than 30 days of the Planning Board public hearing date from _____ until _____.