



**Century: Extension Request for Site Plan No. 82003007B**

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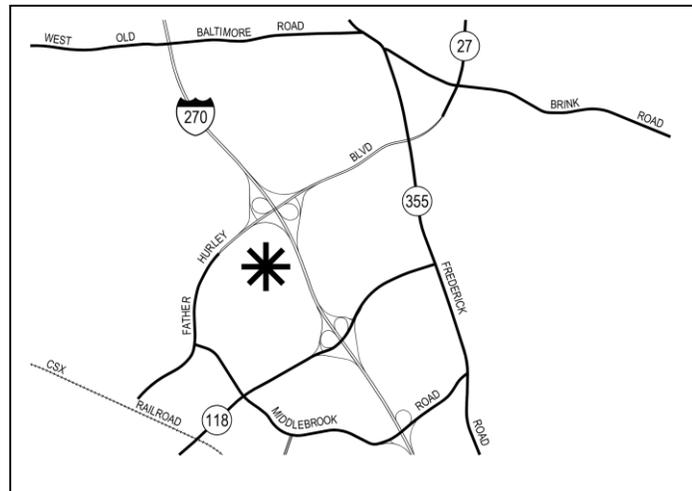
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**Description**

**Staff Report Date: 12/24/2015**

Request to extend the review period for Site Plan No. 82003007B for Phase 1 of a mixed-use project with up to 437,420 SF of non-residential uses and up to 899,872 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 59-7.3.4.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 Site Plan review period beyond the original 30-day extension until **February 7, 2016**. The extension will provide additional time to coordinate with the reviewing agencies, and to resubmit updated plans to all agencies.

At the time of posting of this Staff Report, the Applicant has not met the interim deadlines for a February 4, 2016 Planning Board date, therefore, Staff requests to update the Board on the status of the submittal and agency approvals on the January 7 Consent agenda, and recommend whether additional time is necessary.

Attachment A: Applicant’s extension request



**Montgomery County Planning Department**  
Maryland-National Capital Park and Planning Commission

Effective: December 5, 2014

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## REGULATORY PLAN EXTENSION REQUEST

Request #1       Request #2

M-NCPPC Staff Use Only			
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: January 7, 2016

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>		
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<i>City</i>	<i>State</i>	<i>Zip Code</i>
(301) 657-0738	ploneil@lercheearlycom	
<i>Telephone Number</i>	<i>E-mail</i>	
<i>ext.</i>	<i>Fax Number</i>	

We are requesting an extension for 1 months until February 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 February 7, 2016. In light of the current review status of this plan, the requested delay is intended to allow sufficient time for the receipt of all agency letters, the preparation of the applicable staff report, and a Planning Board hearing.

To date, the review of the plan has been complicated by a triple concurrent review, comprised of a Sketch Plan (No. 320160020), Preliminary Plan (No. 12002095B), and this Site Plan. The Sketch Plan approval is now poised to occur on January 7, 2016, which should simplify and streamline the final reviews of the remaining plans. As such, the Applicant requests a modest extension of the applicable review period. Thank you for your consideration of this request.

**Signature of Person Requesting the Extension**

Pat O'Neil  
Signature

12/23/2015  
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 \_\_\_\_\_.