



8600 Georgia Avenue, Sketch Plan Amendment 32017005A, Preliminary Plan Amendment 12017004A and Site Plan 820170070

 Stephanie Dickel, Planner Coordinator, Area 1, stephanie.dickel@montgomeryplanning.org, (301) 495-4527

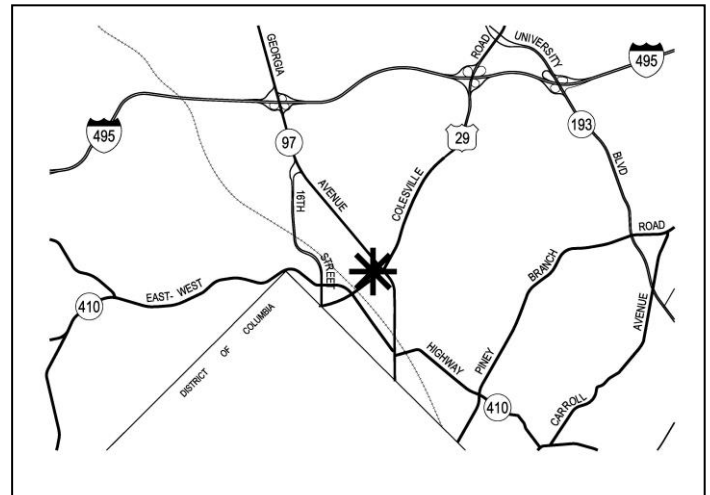
 Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115

 Robert Kronenberg, Chief, Area 1, robert.kronenberg@montgomeryplanning.org, (301) 495-2187

Staff Report Date: 6/16/2017

Description

Location: Northwest corner of the intersection of Georgia Avenue and Colesville Road
Zone: CR 5.0; C 4.0, R 4.75, H 145T
Master Plan: Silver Spring CBD Sector Plan
Property size: 0.87 acres
Request to extend the review period for a sketch plan amendment, preliminary plan amendment and site plan, from August 12, 2017 to September 30, 2017.
Applicant: Starr Georgia, LLC.
Acceptance Date: April 14, 2017



Summary

Section 59.7.3.3.C provides a 90-day limit for sketch plan hearings. Section 59.7.3.4.C provides a 120-day limit for site plan hearings. The Planning Board may, however, extend these periods. The Applicant requested, in an application dated June 8, 2017, that the review periods for the Sketch Plan Amendment, Preliminary Plan Amendment and Site Plan be extended from the current date of July 13, 2017 to September 30, 2017, to allow the for a joint hearing of Sketch Plan Amendment 32017005A, Preliminary Plan Amendment 12017004A and Site Plan No. 820170070. The Planning Board hearing on the application may take place before the end of the review period, and will be publicly noticed in accordance with the Zoning Ordinance. The extension will allow the Applicant more time to address DRC comments and a joint hearing of the applications will be more efficient. This is the first extension request associated with the subject project.

Staff recommends **APPROVAL** of the extension request.



ideas that work

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June 8, 2017

VIA ELECTRONIC DELIVERY

Casey Anderson, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: 8600 Georgia Avenue Hotel; Extension Request for Sketch Plan Amendment No. 32017005A (the "Sketch Plan"), Preliminary Plan Amendment No. 12017004A (the "Preliminary Plan"), and Site Plan Application No. 820170070 (the "Site Plan") (collectively, the "Applications")

Dear Chairman Anderson:

The purpose of this letter is to request an extension of time for the Planning Board to consider the Applications listed above at a public hearing. The Applications were formally accepted on April 14, 2017.

The 120 day period during which the Planning Board must hold a public hearing on the Site Plan will expire in August, 2017, during the time the Planning Board is in recess. Given the very limited nature of the Amendments, it would be in the interest of administrative economy for the Planning Board to consider the Sketch Plan and the Preliminary Plan at the same time the Planning Board considers the Site Plan. In addition, the extension would allow time for the Applicant to continue to work with the Staff to address the DRC comments received on the Site Plan.

Staff has advised the Applicant that the Planning Board hearing is scheduled for September 28, 2017. Accordingly, the Applicant requests an extension of the time for the public hearing to be held on the Applications until September 30, 2017.

Thank you for your consideration of this request.

Casey Anderson
June 8, 2017
Page 2

Very truly yours,



William Kominers



Susan M. Reutershan

cc: Mr. Timothy Eden
Mr. Robert Kronenberg
Mr. Elza Hisel-McCoy
Ms. Stephanie Dickel



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 Silver Spring, Maryland 20910-3760

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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Sketch Plan Amendment No. 32017005A

Plan Name: 8600 Georgia Avenue Hotel **Plan No.** Preliminary Plan Amendment No. 12017004A
Site Plan No. 820170070

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

The Plans are tentatively scheduled for a Planning Board public hearing on : September 28, 2017

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.)

William Kominers and Susan Reutershan		Lerch, Early & Brewer, Chtd.	
<i>Name</i>		<i>Affiliation/Organization</i>	
3 Bethesda Metro Center, Suite 380			
<i>Street Address</i>			
Bethesda		Maryland	20814
<i>City</i>		<i>State</i>	
(301) 986-1300	(301) 986-0332	wkominers@lerchearly.com; smreutershan@lerchearly.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 2.7 months until September 30, 2017

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

The Applicant requests an 80 day extension for the Sketch Plan Amendment and a 50 day extension for the Site Plan to allow the Plans checked above to be heard by the Planning Board on the same date. The 120 day period for the Planning Board to hear the site plan will expire in August, 2017, while the Planning Board is on recess. It would be in the interest of administrative economy for the Amendments and the Site Plan Application to be heard at the same time. In addition, the extension would provide sufficient time for the Applicant to work with the Technical Staff to address the comments received on the Applications.

Signature of Person Requesting the Extension

William Kominers
 Signature

JUNE 8, 2017
 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 _____.