MCPB

Consent Item Date: 5/25/17

8787 Georgia Avenue, Sketch Plan 320170060

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Staff Report Date: 5/15/2017

Description

Location: Southeast quadrant of the intersection of

Spring Street and Georgia Avenue Zone: CR 3.0; C 2.0, R 2.75, H 90T

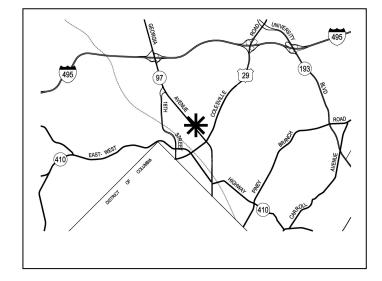
Master Plan: Silver Spring CBD Sector Plan

Property size: 3.24 acres

Request to extend the review period for a sketch

plan, from May 29, 2017 to July 22, 2017. Applicant: SC/BA Silver Spring Apartments, LLC.

Filing Date: February 28, 2017



Summary

Staff Recommendation: Approval of the extension request.

Section 59.7.3.3.C provides a 90-day limit for sketch plan hearings. The Planning Board may, however, extend these periods. Several complex circulation and access issues, raised at the Development Review Committee meeting, are still being resolved. The Applicant requested, in an application dated April 18, 2017, that the review periods for the sketch plan be extended from the current date of May 29, 2017 to July 22, 2017, to allow the remaining issues to be resolved. This is the first extension request associated with the subject project. This project was previously considered by the Planning Board as Mandatory Referral 2014047 on June 5, 2014.

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

Attachment A: Applicant's extension request



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

Effective: December 5, 2014

8787 Georgia Avenue Silver Spring, Maryland 20910-3760

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Phone 301.495.4550 Fax 301.495.1306

M-N	✓ Request #1 Reque	
M-N		est #2
	ICPPC Staff Use Only	
	MCPB Hearing Date	
venue	Plan No. <u>320170</u>	0060
eduled for a Planning Boar	d public hearing on: June 1, 2017	
postpone the public heari proval from the Planning E	ng for up to 30 days without Planning Boa 3oard.	rd approval. Extensions
		and the season
Lerch Early & Brewer (Attorney for Applicant)		
	Anniation/Organization	
ite 460	Maryland	20814
(301) 347-1779 rr	State	Zip Code
cess and circulation is	ssues with MC-DOT and M-NCPP0	C staff.
	Preliming Preliming Preliming Provided For a Planning Board postpone the public hearing proval from the Planning Extension: Sentative, Staff (check application) Staff (check applica	ion of: Project Plan Site Plan Site Plan Site Plan Preliminary Plan Site Plan Site Plan Preliminary Plan Site Plan Site Plan Postpone the public hearing for up to 30 days without Planning Board proval from the Planning Board. tension: Sentative, Staff (check applicable.) Lerch Early & Brewer (Attorney for A Affiliation/Organization ite 460 Maryland State (301) 347-1779 Fax Number E-mail

Signature of Person Requesting the Extension

Signature / /

4/18/17 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	pm		
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		