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

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
www.montgomeryplanning.org

Effective: December 5, 2014
Phone 301.495.4550
Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

☐ Request #1      ☐ Request #2

M-NCPPC Staff Use Only

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<th>File Number</th>
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Plan Name: 8787 Georgia Avenue

Plan No. 320170060

This is a request for extension of:

☐ Project Plan
☐ Preliminary Plan
☑ Sketch Plan
☐ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: June 1, 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.)

Robert R. Harris

Lorch Early & Brewer (Attorney for Applicant)

Name

Affiliation/Organization

Street Address
3 Bethesda Metro Center, Suite 460

Maryland 20814

City
(310) 841-3826

State
(301) 347-1779

Zip Code
rharris@lerchearly.com

Telephone Number ext.
Fax Number
E-mail

We are requesting an extension for 2 months until July 22, 2017

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

We are working on access and circulation issues with MC-DOT and M-NCPPC staff.

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 ________________ 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 _________________.

______________________________  ________________
Signature  Date