



Elizabeth Square, Sketch Plan 320170090

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Staff Report Date: 9/1/2017

Description

Location: Northwest quadrant of the intersection of Second Avenue and Apple Avenue

Zone: CR 3.0, C 2.0 R 2.75, H90T and CR 5.0; C 4.0, R 4.75, H 145T

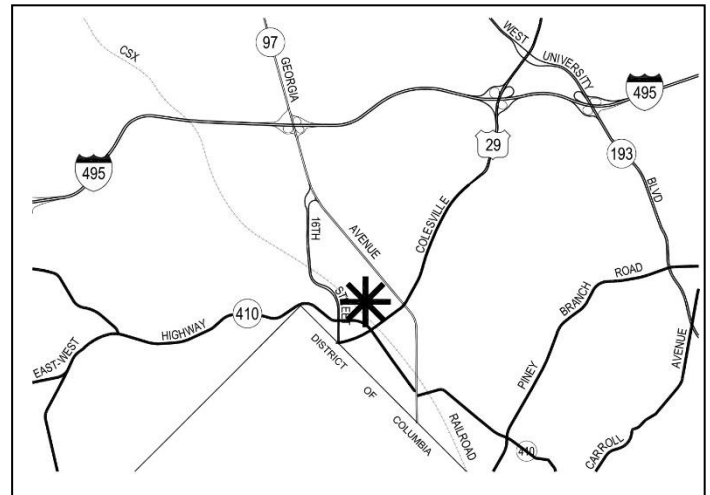
Master Plan: Silver Spring CBD Sector Plan

Property size: 3.62 acres

Request to extend the sketch plan from September 27, 2017 to November 16, 2017.

Applicant: The Housing Opportunities Commission of Montgomery County (HOC), Alexander House Development Corporation (AHDC) and Acorn Storage No 1 LLC.

Acceptance Date: June 28, 2017



Summary

Section 59.7.3.3.C provides a 90-day limit for sketch plan hearings. The Planning Board may, however, extend this period. The Applicant requested, in an application dated August 22, 2017, that the review period for the Sketch Plan be extended from the current date of September 27, 2017 to November 16, 2017. The extension will allow the Applicant more time to address DRC comments and for a joint hearing of the applications will be more efficient. 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. This is the first extension request associated with the subject project.

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

Attachment A: Applicant's extension request

August 22, 2017

VIA ELECTRONIC DELIVERY

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

RE: Elizabeth Square; Sketch Plan No. 320170090

Dear Chair Anderson:

The purpose of this letter is to request an extension of time for the Planning Board to consider the application listed above at a public hearing. The application was formally accepted on June 28, 2017.

The 90-day period during which the Planning Board must hold a public hearing on the Sketch Plan will expire on September 27, 2017. The Sketch Plan was filed with Preliminary Plan Amendment No. 12015003B and Site Plan No. 820170140 (collectively, the "Applications"). As this is a complicated project that includes a County Recreation and Aquatic Center, it would be in the interest of administrative economy for the Applications to be heard at the same time. A companion extension request has been submitted for both the Preliminary Plan Amendment and 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 Applications.

Staff has advised the Applicant that the Planning Board hearing on the Applications is scheduled for November 2, 2017. Accordingly, the Applicant requests an extension of the time for the public hearing to be held on the Sketch Plan until November 16, 2017.

Thank you for your consideration of this request.

Very truly yours,

LERCH, EARLY & BREWER, CHARTERED



William Kominers



Susan M. Reutershan

cc: Mr. Brian Kim
Mr. Bruce Lee
Mr. Hyunsuk Choi
Mr. David Dise
Mr. Gabriel Albornes
Mr. Robert Kronenberg
Mr. Elza Hisel-McCoy
Ms. Stephanie Dickel



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

Page 1 of 2

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: Elizabeth Square

Plan No. Sketch Plan No. 320170090

This is a request for extension of:

☐

Project Plan

☒

Sketch Plan

☐

Preliminary Plan Amendment

☐

Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: November 2, 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.

Name

Affiliation/Organization

7600 Wisconsin Avenue, Suite 700

Street Address

Bethesda

Maryland

20814

City

State

Zip Code

(301) 986-1300

(301) 986-0332

wkominers@lerchearly.com; smreutershan@lerchearly.com

Telephone Number

ext.

Fax Number

E-mail

weeks

We are requesting an extension for 7-1/2 ~~months~~ ~~XXXX~~ until November 16, 2017

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

The 90-day period during which the Planning Board must hold a public hearing on the Sketch Plan will expire on September 27, 2017. The Sketch Plan was filed with Preliminary Plan Amendment No. 12015003B and Site Plan No. 820170140 (collectively, the "Applications"). As this is a complicated project that includes a County Recreation and Aquatic Center, it would be in the interest of administrative economy for the Applications to be heard at the same time. 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 Applications.

Signature of Person Requesting the Extension

William Kominers

Signature

William Kominers

AUGUST 22, 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 _____.