Elizabeth Square, Sketch Plan 320170090

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

[Signature]

William Kominers

[Signature]

Susan M. Reutershan
cc:  Mr. Brian Kim
     Mr. Bruce Lee
     Mr. Hyunsuk Choi
     Mr. David Dise
     Mr. Gabriel Albomez
     Mr. Robert Kronenberg
     Mr. Elza Hisel-McCoy
     Ms. Stephanie Dickel
Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

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

REGULATORY PLAN EXTENSION REQUEST

☐ Request #1  ☐ Request #2

M-NCPPC Staff Use Only

File Number
Date Received

MCPB Hearing Date

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
Name
Lerch, Early & Brewer, Chtd.
Affiliation/Organization

7600 Wisconsin Avenue, Suite 700
Street Address
Bethesda
City
Maryland
State
20814
Zip Code

(301) 986-1300 (301) 986-0332
Telephone Number ext. Fax Number
wkominers@lerchearty.com; smreutershan@lerchearty.com
E-mail

We are requesting an extension for 7-1/2 months 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

[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 ________________.