



Topgolf - Germantown: Site Plan No. 820170010

SP

Sandra Pereira, Acting Supervisor, Area 3, Sandra.Pereira@Montgomeryplanning.org 301-495-2186

RAW

Richard Weaver, Acting Chief, Area 3, Richard.Weaver@Montgomeryplanning.org 301-495-4544

Staff Report Date: 3/09/17

Description

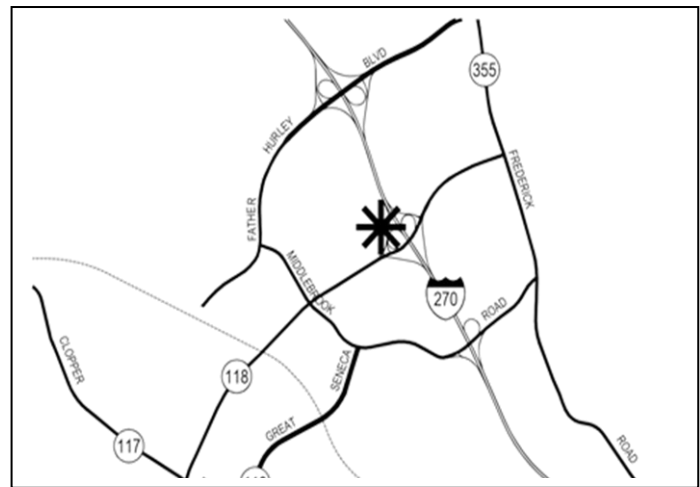
Topgolf – Germantown 820170010:

Request to extend the regulatory review period by 60 days to May 22, 2017; to construct a 64,232 square foot building with up to 102 golf hitting bays and associated on-site restaurant, located on the east side of Century Blvd., approximately 700 feet east of the intersection with Aircraft Drive; 12.1 acres, CR2.0 C-1.5, R-1.5, H-145; Germantown Employment Area Sector Plan.

Applicant: Topgolf USA Germantown LLC

Submittal Date: November 23, 2016

Review Basis: Chapter 22A, Chapter 59



Summary

Section 59-7.3.4.C. of the Zoning Ordinance establishes the review procedures for a Site Plan application and states that:

“the Planning Board must schedule a public hearing to begin within 120 days after the date an application is accepted. The Planning Director may postpone the public hearing by up to 30 days once without Planning Board approval. The Planning Director or applicant may request an extension beyond the original 30 days with Planning Board approval. Any extension of the public hearing must be noticed by mail and on the hearing agenda with the new public hearing date indicated”.

The Topgolf Site Plan application was accepted on November 23, 2016, which established a Planning Board date no later than March 23, 2017. The submitted extension is requesting an additional 60 days of review time, which would bring the Site Plan before the Planning Board no later than May 22, 2017. The extension has been necessary to coordinate access issues with the Montgomery County Department of Transportation, and to negotiate various site layout and design elements between the applicant and technical Staff.

Staff recommends **approval** of this extension request.

Attachment A: Applicant’s extension request



Attorneys at Law

3 Bethesda Metro Center, Suite 460
Bethesda, MD 20814
www.lerchearly.com

Tel. (301) 986-1300
Fax (301) 986-0332
info@lerchearly.com

Attachment A

March 2, 2017

VIA ELECTRONIC DELIVERY

The Honorable Casey Anderson, Chair
Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: TopGolf Germantown
Preliminary Plan Amendment No. 12007065B and Site Plan
No. 820170010 (collectively, the "Applications")

Dear Chairman Anderson:

Our firm represents TopGolf, the Applicant for the above referenced Applications. On behalf of the Applicant, and pursuant to Montgomery County Zoning Ordinance Section 7.3.4.C, we respectfully request a 60 day extension of the time in which the Planning Board is required to hold a public hearing on the above referenced Applications, which were formally accepted on November 23, 2016. The Applicant is requesting this extension to accommodate additional time for agency review, given the time that was required by the Applicant to fully respond to comments received from the Development Review Committee and Technical Staff. The proposed extension would be until May 22, 2017.

Although the Applicant is requesting a 60 day extension, it is the Applicant's understanding that the Applications will be scheduled for the Planning Board hearing on or before May 18, 2017, if agency reviews have been completed before that date.

Thank you for your consideration of this matter.

Very truly yours,

Christopher M. Ruhlen

cc: Gwen Wright
Sandra Pereira
Ben Berbert



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

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Effective: December 5, 2014

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

☒ Request #1

☐ Request #2

M-NCPPC Staff Use Only

File Number
Date Received

MCPB Hearing Date

Plan Name: TopGolf Germantown

Plan No. 12007065B & 820170010

This is a request for extension of:

☐

Project Plan

☐

Sketch Plan

☒

Preliminary Plan

☒

Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: March 23, 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.)

Christopher M. Ruhlen

Lerch, Early & Brewer, Chtd.

Name

Affiliation/Organization

3 Bethesda Metro Center, Suite 460

Street Address

Bethesda

MD

20814

City

State

Zip Code

(301) 841-3834

(301) 347-1762

cmruhlen@lercheearly.com

Telephone Number ext.

Fax Number

E-mail

We are requesting an extension for 60 days months until May 22, 2017

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

See attached.

Signature of Person Requesting the Extension

Signature

Date

2398211v1

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 _____.