8787 Georgia Avenue, Preliminary Plan No. 120180100 & Site Plan No. 820180100

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Staff Report Date: 5.9.2018

Description

- Construction of a mixed-use project of up to 413,821 total square feet, including up to 413,821 square feet of residential development (up to 400 dwelling units), and up to 32,000 square feet of non-residential uses;
- Current use: government office;
- Located in the southeast quadrant of the intersection of Spring Street and Georgia Avenue in Downtown Silver Spring;
- 3.24 acres zoned CR 3.0, C 2.0, R 2.75, H 90T in the 2000 Silver Spring CBD Sector Plan;
- Applicant: SC/BA Silver Spring Apartments, LLC.;
- Acceptance date: March 1, 2018.

Summary

Staff Recommendation: Approval of the extension request.

Section 59.7.3.4.C of the Zoning Ordinance and Section 50.4.1.E of the Subdivision Regulations provide a 120-day limit for site plan and preliminary plan hearings, respectively. The Planning Board may, however, extend these periods. Several complex issues, raised at the Development Review Committee meeting of March 27, 2018, are still being resolved. The Applicant has requested, in an application, dated May 7, 2018, that the concurrent Preliminary and Site Plan review periods be extended, from June 29, 2018 to October 5, 2018, to resolve outstanding issues. This is the first extension request associated with the subject project.

Staff recommends APPROVAL of the extension request.

Attachment A: Applicant’s extension request
May 7, 2018

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: 8787 Georgia Avenue
Preliminary Plan Amendment No. 120180100 and Site Plan
No. 820180100 (the "Applications")

Dear Chairman Anderson:

SC/BA Silver Spring Apartments, LLC (the "Applicant"), a joint venture between affiliates of Bozzuto Development and StonebridgeCarras, LLC, is the Applicant of the above referenced Preliminary and Site Plan Applications. On behalf of the Applicant, and pursuant to Montgomery County Zoning Ordinance Section 7.3.4.C, we respectfully request a three month 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 March 1, 2018. The Applicant is requesting this extension to allow for sufficient time to respond to comments received from the Development Review Committee and Technical Staff. The proposed extension would be until October 5, 2018.

Although the Applicant is requesting a three month extension, as confirmed through discussions with Staff, it is the Applicant’s intention that the Applications will be scheduled for the Planning Board hearing on September 6, 2018.

Thank you for your consideration of this matter.

Very truly yours,

Elizabeth C. Rogers

cc: Mr. Robert Kronenberg
Mr. Elza Hisel-McCoy
Mr. Matthew Folden
Mr. Neil Braunstein
Ms. Ramie Schneider
Mr. Robert Harris, Esq.
Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

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REGULATORY PLAN EXTENSION REQUEST

☑ Request #1 ☐ Request #2

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Plan Name:  8787 Georgia Avenue

This is a request for extension of:
☑ Preliminary Plan
☑ Site Plan
☐ Sketch Plan
☐ Project Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: July 5, 2018

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.)

Elizabeth Rogers

Name: Lerch, Early & Brewer, Chld.

Affiliation/Organization:

7600 Wisconsin Avenue, Suite 700

Street Address: Bethesda

City: MD

State: 20814

Zip Code:

Telephone Number: (301) 841-3845

Fax Number: (301) 347-1784

E-mail: ecrogers@lerchearly.com

We are requesting an extension for 3 months until October 5, 2018

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

See attached.

Signature of Person Requesting the Extension

Elizabeth C. Rogers

Signature: 5/17/2018

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 ________________.