



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

MF

Matthew Folden, Planner/ Coordinator, Area 1, matthew.folden@montgomeryplanning.org, (301) 495-4539

EC

Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115

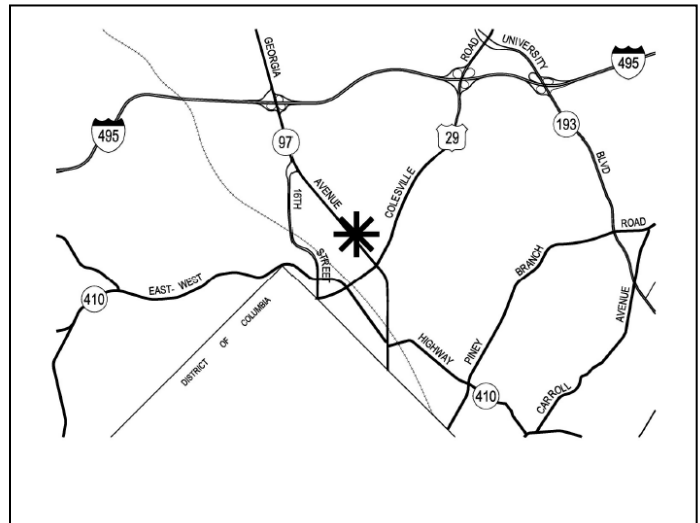
RK

Robert Kronenberg, Chief, Area 1, robert.kronenberg@montgomeryplanning.org, (301) 495-2187

Staff Report Date: 6.29.2018

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 June 28, 2018, that the concurrent Preliminary and Site Plan review periods be extended, from October 5, 2018 to November 15, 2018, to resolve outstanding issues. This is the second extension request associated with the subject project, the first of which was granted by the Planning Board on May 31, 2018.

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

Attachment A: Applicant's extension request



7600 Wisconsin Avenue, Suite 700 • Bethesda, MD 20814 • lercheearly.com

Robert R. Harris
Attorney
301-841-3826
rrharris@lercheearly.com

June 28, 2018

Mr. Matthew Folden
Area 1
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910

Re: 8787 Georgia Avenue – Site Plan No. 820180100

Dear Matt:

I am submitting on behalf of the applicant a two month Regulatory Plan Extension Request for this Site Plan. Revisions and responses to Staff and agency comments will require additional time. We intend to provide that information as soon as possible and will be seeking a Planning Board hearing at the earliest possible date.

Cordially yours,

A handwritten signature in blue ink, appearing to read 'RRH'.

Robert R. Harris

Enclosure

cc: with enclosure:
Ramie Schneider
Brad Fox
Bob Kyte



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

Effective: December 5, 2014

8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

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Phone 301.495.4550
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REGULATORY PLAN EXTENSION REQUEST

☐

Request #1

☐ Request #2

MCPPO Staff Use Only

File Number
 Date Received

MCPB Hearing Date

Plan Name: 8787 Georgia Avenue

Plan No. 820180100

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: September 13, 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.)

Robert Harris

Lerch, Early & Brewer

Name

Affiliation/Organization

7600 Wisconsin Avenue, Suite 700

Street Address

Bethesda

Maryland

20814

City

State

Zip Code

(301) 841-3828

rrharris@lercheearly.com

Telephone Number ext. Fax Number

E-mail

We are requesting an extension for 2 months until November 15, 2018

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

Preparation and submission of additional information in response to staff and agency comments.

Signature of Person Requesting the Extension

Signature

6/28/18

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 _____.