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

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
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,

Robert R. Harris

Enclosure

cc: with enclosure:
Ramie Schneider
Brad Fox
Bob Kyte
Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

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

Effective: December 5, 2014
Phone 301.495.4560
Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

File Number
Date Received
MCPB Hearing Date

Request #1   ☐ Request #2

Plan Name: 8787 Georgia Avenue
Plan No. 820180100

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: 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
Bethesda
City  Maryland  20814
Street Address  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

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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 ________________.