8101 Glenbrook Road: Extension Request #1, Preliminary Plan Amendment No.12016001A and Site Plan Amendment No. 81981081A

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Staff Report Date: January 14, 2019

Description

Request to extend the regulatory review period from January 31, 2019, to March 28, 2019
Location: 8101 Glenbrook Road
Zone: CR 3.0 R-3.0, C-3.0, R-3.0, H-120, Bethesda Overlay Zone
Master Plan: 2017 Bethesda Downtown Plan
Property Size: 0.59 acre
Applicant: MDR 8101 Ground Lease, LLC
Date Accepted: October 5, 2018

Summary

Chapter 50, Subdivision Regulations, Section 50.4.1.E and Chapter 59, Zoning Ordinance, Section .7.3.4.C provides a 120-day limit for preliminary plan amendment and site plan amendment hearings. The Planning Board may, however, extend this period. The Applicant requested, in an application dated January 2, 2019, that the review period for both the Preliminary Plan Amendment and the Site Plan Amendment be extended from the current date of January 31, 2019, to March 28, 2019. The extension will allow the Applicant additional time to address Development Review Committee comments for each application. The Planning Board hearing on these applications may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance.

Staff recommends APPROVAL of this extension request.

Attachment A: Applicant’s extension requests
REGULATORY PLAN EXTENSION REQUEST

M-NCPPC Staff Use Only

File Number
Date Received

MCPB Hearing Date

Plan Name: 8101 Glenbrook Road

Plan No. 12016001A

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: January 31, 2019

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.)

Jody S. Kline
Miller, Miller & Canby

Name
Affiliation/Organization

200-B Monroe Street

Street Address
Rockville

MD
20850

City
State
Zip Code

(301) 762-5212
jskline@mmcanby.com

Telephone Number
ext.
Fax Number
E-mail

We are requesting an extension for 2 months until up to March 28, 2019

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

The initial comments by reviewers at DRC and other reviews indicated that there were questions about circulation, queuing of vehicles, parking and forest conservation issues. Although submission of revised plans have occurred, delays in review are anticipated due to the complexity of the application and seasonal considerations. A sixty-day extension is requested but it is hoped that the application can be presented to the Planning Board in slightly more than a 30-day extension.

Signature of Person Requesting the Extension

Jody Kline

Signature

2 January 2019

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 ________________.
REGULATORY PLAN EXTENSION REQUEST

M-NCPCC Staff Use Only

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<tr>
<th>File Number</th>
<th>Date Received</th>
<th>MCPB Hearing Date</th>
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</thead>
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Plan Name: 8101 Glenbrook Road

Plan No. 81981081A

This is a request for extension of:
- [ ] Project Plan
- [ ] Preliminary Plan
- [x] Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: **January 31, 2019**

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**Person requesting the extension:**
- [ ] Owner
- [x] Owner's Representative
- [ ] Staff (check applicable)

<table>
<thead>
<tr>
<th>Name</th>
<th>Miller, Miller &amp; Canby</th>
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<tbody>
<tr>
<td>Address</td>
<td>200-B Monroe Street</td>
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<tr>
<td>City</td>
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<td>State</td>
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</tr>
<tr>
<td>Zip Code</td>
<td>20850</td>
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<tr>
<td>Phone</td>
<td>(301) 762-5212</td>
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<tr>
<td>Fax Number</td>
<td><a href="mailto:jskline@mmcanby.com">jskline@mmcanby.com</a></td>
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**Signature of Person Requesting the Extension**

[Signature]

**Date**

[2 January 2019]
Extension Review

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______________________________ ____________________
Signature Date

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