Park Potomac: Sketch Plan No. 320190020 – Regulatory Review Extension Request No. 2

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Staff Report Date: 2/25/2019

Description

Park Potomac: Sketch Plan No. 320190020: Request for a four-month extension to the regulatory review of the Sketch Plan, for up to 2,986,085 square feet of density including up to 1,791,651 square feet of residential and 1,194,434 square feet of commercial uses; located on the east side of Seven Locks Road, North side of Montrose Road and west side of I-270; 54.84 acres, CRT 1.25, C-0.5 R-0.75 H-100T; 202 Potomac Subregion Master Plan.

Applicant: Fortune Park Development Partners LLC
Submittal Date: October 25, 2018
Review Basis: Chapter 59

Summary

Section 59.7.3.3.C of the Montgomery County Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a project plan application, though the Board may extend this period. For this application, the original 90-day deadline was January 24, 2019. The Planning Director granted one 30-day extension bringing the deadline to February 28, 2019. 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 Applicant is requesting the Planning Board approve up to a four-month extension in the regulatory review for the Park Potomac Sketch Plan, bringing the site plan before the Board no later than June 20, 2019. The extension is necessary for the Applicant to respond to a variety of DRC comments including updated traffic counts which were unable to be done during the government shutdown, and an increased plan boundary which has required additional coordination and major revisions to the submitted drawings. The four-month extension is an adequate length of time to reconcile the outstanding review comments, and Staff is committed to bringing the Sketch Plan before the Planning Board as soon as the outstanding issues have been resolved.

Staff recommends approval of this extension request.
Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue
Silver Spring, Maryland 20910-3780
www.montgomeryplanning.org

REGULATORY REVIEW EXTENSION REQUEST

Request #1 [ ] Request #2 [X]

File Number: [ ]
Date Received: [ ]
MCPB Hearing Date: [ ]

Plan Name: Park Potomac
Plan No.: 320190020

This is a request for extension of: [X] Sketch Plan
[ ] Project Plan
[ ] Preliminary Plan
[ ] Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 1/31/19

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, [X] Owner's Representative, [ ] Staff (check applicable)
Kofi Marco
Fortune Parc Development Partners, LLC

Name
12435 Park Potomac Avenue, Suite 200

Affiliation/Organization

Street Address
Potomac

City
MD 20854

State
Zip Code

Telephone Number: (240) 499-9896
e-mail: kmeroe@faulgerpratt.com

Fax Number

We are requesting an extension for [1] months until 2/28/19

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

Applicant is requesting an extension request to address and resolve comments provided for the November 20, 2018 DRC meeting.

Signature of Person Requesting the Extension
Fortune Parc Development Partners, LLC

By: [Signature]

Date 12/17/18
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 ___________.

Given _______ 1/31/19

Signature

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 ___________.

1/8/19
February 11, 2019

Ms. Gwen Wright  
Director, Planning Department  
Montgomery County Planning Dept.  
Maryland-National Capital Park and  
Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Re: Park Potomac – Sketch Plan Application 320190020

Dear Ms. Wright:

Attached please find a completed Regulatory Review Extension Request for Sketch Plan Application 320190020 for 120 days, or until June 20, 2019. The Sketch Plan is tentatively scheduled for Planning Board hearing on February 28, 2019. As a result of comments and suggestions received at the DRC meeting and several follow-up meetings with Staff on the Sketch Plan, the Applicant is requesting more time to complete its resubmission to Staff.

For example, one of the comments received requested new traffic counts to be taken. However, Applicant’s transportation consultant has been delayed in taking these counts as a result of the Government shutdown. Other questions raised by Staff regarding, for example, public use space and internal road design, require work and coordination with consultants that we anticipate will take additional time and coordination with Staff.

Because this application requests an extension beyond 30 days, we request that the application for extension be presented to the Planning Board. However, we request that the Application be scheduled for a hearing as early within this second extension period as feasible.
Ms. Gwen Wright  
February 11, 2019  
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Thank you for your attention to this matter. Should you require any further information, please contact me.

Very truly yours,

LINOWES AND BLOCHER LLP

Barbara A. Sears

cc: Sandra Pereira  
Benjamin Berbert  
Paul Mortensen  
Kofi Meroe  
Josh Etter  
Sylke Knuppel  
Joshua Sloan
REGULATORY REVIEW EXTENSION REQUEST

Request #2

File Number
Date Received

MCPB Hearing Date

Plan Name: Park Potomac

Plan No. 320190020

This is a request for extension of: ☑ Sketch Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 02/28/2019

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.)

Kofi Maroe

Fortune Parc Development Partners, LLC

Name
Affiliation/Organization

12435 Park Potomac Avenue, Suite 200

Street Address
Potomac

City
MD

State
Zip Code

(240) 499-3685

Telephone Number
Fax Number

kmeroe@foulierpratt.com

E-mail

We are requesting an extension for 4 months until 06/20/2019

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

Applicant is requesting an extension request to address and resolve comments provided for the November 20, 2018 DRC meeting. Because Applicant's response involves traffic counts, Applicant has been delayed by the Government shutdown. Other comments require consultation with consultants and preparation of resubmission materials. Please see attached letter. Thank you.

Signature of Person Requesting the Extension
Fortune Parc Development Partners, LLC

8/11/2019
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 ______________.