



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Consent
Item No.:
Date: 3/7/2019

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

BCB Benjamin Berbert, Planner Coordinator, Area 3, Benjamin.Berbert@Montgomeryplanning.org 301-495-4644

SP Sandra Pereira, Supervisor, Area 3, Sandra.Pereira@Montgomeryplanning.org 301-495-2186

RAW Richard Weaver, Chief, Area 3, Richard.Weaver@Montgomeryplanning.org 301-495-4544

Staff Report Date: 2/25/2019

Description

Park Potomac: Sketch Plan 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; 2002 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

Page 1 of 2

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 Silver Spring, Maryland 20910-3760

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Effective: July 31, 2018

Phone 301.495.4550

Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

☒ Request #1

☐ Request #2

MCPB Staff Use Only			
File Number		MCPB Hearing Date	
Date Received			

Plan Name: Park PotomacPlan No. 320190020

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: 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, ☒ Owner's Representative, ☐ Staff (check applicable.)

Kofi Meroe

Fortune Parc Development Partners, LLC

Name

Affiliation/Organization

12435 Park Potomac Avenue, Suite 200

Street Address

Potomac

MD

20854

City

State

Zip Code

(240) 499-9695

kmeroe@foulgerpratt.com

Telephone Number

ext.

Fax Number

E-mail

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

[Handwritten Signature]
 Responsible Party

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 1/31/19 until 2/28/19.

Gwen Nught
Signature

1/31/19
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 _____.

LINOWES
AND | BLOCHER LLP
ATTORNEYS AT LAW

February 11, 2019

Barbara A. Sears
bsears@linowes-law.com
301.961.5157

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.

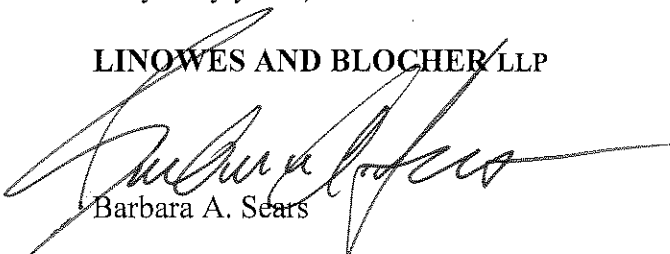
Because this application requests an extension beyond 30 days, we request that the application for extension be presented to the Planning Board. However, we request that the Application be scheduled for a hearing as early within this second extension period as feasible.

Ms. Gwen Wright
February 11, 2019
Page 2

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



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

Page 1 of 2

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REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1

☒ Request #2

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Park Potomac

Plan No. 320190020

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: 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 Meroe

Fortune Parc Development Partners, LLC

Name

Affiliation/Organization

12435 Park Potomac Avenue, Suite 200

Street Address

Potomac

MD



20854

City

State

Zip Code

(240) 499-9695

kmeroe@foulgerpratt.com

Telephone Number

Fax Number

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

Signature

Date

2/11/2019

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 _____.