8101 Glenbrook Road: Extension Request #2, Preliminary Plan Amendment No.12016001A and Site Plan Amendment No. 81981081A

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Staff Report Date: March 18, 2019

Description

Request to extend the regulatory review period from March 28, 2019, to July 25, 2019
Location: 8101 Glenbrook Road
Zone: CR 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 provide a 120-day limit for preliminary plan amendment and site plan amendment hearings. The Planning Board may, however, extend this period. On January 24, 2019, the Planning Board granted the Applicant a 60-day extension for both Applications which extended the review period from January 31, 2019 to March 28, 2019. The Applicant requested, in an application dated March 13, 2019, that the review period for both the Preliminary Plan Amendment and the Site Plan Amendment be extended from the current date of March 28, 2019 to July 25, 2019. This second extension request will allow the Applicant additional time to address outstanding issues raised by the Development Review Committee 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

☐ Request #1  ☑ Request #2

M-NCPCC Staff Use Only

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

Plan No. 12016001A

This is a request for extension of:  ☑ Preliminary Plan  ☐ Project Plan  ☐ Sketch Plan  ☐ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: March 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.)

Jody S. Kline

Miller, Miller & Canby

Name

200-B Monroe Street

Street Address

Rockville

City

Maryland

20850

State

Zip Code

(301) 762-5212

jskline@mmcanby.com

Telephone Number  ext  Fax Number  E-mail

We are requesting an extension for 4 months until July 25, 2019

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

During the review period following the first extension granted to the Applicant (until March 28, 2019), it became apparent that a full scope storm drain may be necessary to be performed. An extension to July 25, 2019 will allow for adequate time for preparation, review and approval of a storm drain study of any scope without any further requests for extensions.

Signature of Person Requesting the Extension

JODY S. KLINE

Signature 12 March 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 __________________.
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 301.495.4550
Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

☐ Request #1   ☑ Request #2

M-NCPCC Staff Use Only

File Number
Date Received
MCPB Hearing Date

Plan Name:  8101 Glenbrook Road
Plan No.  81981081A

This is a request for extension of:
☐ Project Plan
☐ Preliminary Plan
☒ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: March 26, 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
Name
Miller, Miller & Canby
Affiliation/Organization

200-B Monroe Street
Street Address
Rockville
Maryland
20850

City
(301) 762-5212
Telephone Number
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Signature of Person Requesting the Extension

Signature JODY S. KLINE

Date 12 March 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 ________________.

__________________________________________ Date

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 ________________.