



Poplar Grove: Preliminary Plan No. 120190040 & Site Plan No. 820190060 – Regulatory Review Extension Request No. 1

BCB

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Staff Report Date: 3/6/19

Description

**Preliminary Plan No. 120190040:** Request to extend the 120-day regulatory review period for the Preliminary Plan by four months.

**Site Plan No. 820190060:** Request to extend the 120-day regulatory review period for the Site Plan by four months.

The property is located on the east side of Century Boulevard between Father Hurley Boulevard and the future Dorsey Mill Road; 19.41 net acres; CR 2.0, C-1.75, R-1.0, H-145T and Germantown Transit Mixed Use Overlay Zone; 2009 Germantown Employment Area Sector Plan.



**Applicant:** Symmetry at Cloverleaf LLC

**Submittal Date:** November 8, 2018

**Review Basis:** Chapters 50, 59

Summary

Section 59-7.3.4.C. of the Zoning Ordinance and Section 50.4.1.E of the Subdivision Ordinance establishes the review procedures for Site Plans and Preliminary Plans, both providing for 120-day limits to their review period. 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. The 120-day regulatory review deadline for the Preliminary and Site Plans for Poplar Grove is March 14, 2019.

The Applicant has requested that the Planning Board approve up to a four-month extension in the regulatory review for both the Preliminary and Site Plan for Poplar Grove, bringing the plans before the Board no later than July 25, 2019. There are significant challenges in developing the site and it has required extensive coordination with various regulatory agencies just to submit the initial set of revised plans. Further coordination is required, but it should be noted that the Applicant is making steady progress toward submitting final plans.

Staff recommends **approval** of this extension request.

Attachment A: Extension Request Preliminary and Site Plan



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

Effective: February 6, 2019

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**REGULATORY REVIEW EXTENSION REQUEST**

Request #1       Request #2

| M/NCPPC Staff Use Only |       |                   |       |
|------------------------|-------|-------------------|-------|
| File Number            | _____ | MCPB Hearing Date | _____ |
| Date Received          | _____ |                   |       |

Plan Name: Poplar Grove      Plan No. 120190040, 820190060

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: 3-14-19

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.)

Heather Dhopolsky      Linowes and Blocher LLP  
Name      Affiliation/Organization

7200 Wisconsin Avenue, Suite 800  
Street Address

Bethesda      Select one of the following: MD      20852  
City      State      Zip Code

301-961-5270      301-654-2801      hdhopolsky@linowes-  
Telephone Number      Fax Number      E-mail      law.com

We are requesting an extension for 4 months until July 2019

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

Please see attached letter of explanation.

**Signature of Person Requesting the Extension**

H Dhopolsky  
Signature

3-1-19  
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 \_\_\_\_\_.

**LINOWES**  
**AND BLOCHER LLP**  
ATTORNEYS AT LAW

March 1, 2019

**Heather Dlhopsky**  
301-961-5270  
hdlhopolsky@linowes-law.com

**VIA EMAIL**

Mr. Benjamin Berbert  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Poplar Grove, Preliminary Plan No. 120190040 and Phase 1 Site Plan No. 820190060 (the "Applications"); Request for 4-Month Extension of Review Period

Dear Mr. Berbert:

On behalf of Symmetry at Cloverleaf LLC (the "Applicant"), we are submitting this request for an extension of the review period for the Applications. The Applications were tentatively scheduled for a public hearing before the Montgomery County Planning Board (the "Planning Board") on March 14, 2019. However, due to the large size (approximately 20 acres) of this development site, as well as the unique vision that the Applicant has for the site (the subject project is proposed to be an urban "agri-hood" focused on urban farming and local production, which honors the site's history as an 18<sup>th</sup> and 19<sup>th</sup> century farm), the Applicant is in need of the requested extension in order to continue coordination with its consultants and reviewing agencies. As a result, the Applicant is submitting this request for a 4-month extension of the review period for the Applications, in order to allow the Planning Board hearing to take place prior to the Planning Board's break at the end of July 2019. We fully expect, however, that the Applications will be ready for public hearing before the Planning Board well before the end of July.

Enclosed, please find the completed Regulatory Review Extension Request form for the Applications. Please contact us should you have any questions or require any additional information.

Very truly yours,

**LINOWES AND BLOCHER LLP**



Heather Dlhopsky

Enclosure

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