

MCPB

Consent Item No.: Date: 7/25/19

Poplar Grove: Preliminary Plan No. 120190040 & Site Plan No. 820190060 – Regulatory Review Extension Request No. 2

BCB

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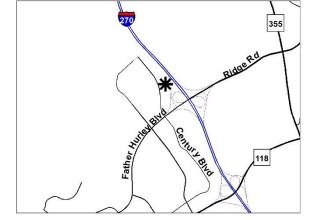
Staff Report Date: 7/10/19

Description

Preliminary Plan No. 120190040: Request for a second extension to the 120-day regulatory review period for the Preliminary Plan by two months.

Site Plan No. 820190060: Request for a second extension to the 120-day regulatory review period for the Site Plan by two 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

Recommendation: Approval of the two-month extensions

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 current regulatory review deadline for the Preliminary and Site Plans for Poplar Grove is July 25, 2019.

The Preliminary and Site Plans have previously received one four-month extension by the Planning Board, based on additional time needed to resolve many issues raised by the DRC committee. The Applicant has overcome most of the challenges raised, but the approval of the stormwater concept by DPS Water Resources, and the stormdrain review from MCDOT are still outstanding.

The shape and topography of the Subject Property continues to be a challenge to design an urban and compact project that provides adequate space for all the competing utility and infrastructure requirements. The Applicant continues to be in coordination with both MNCPPC Staff and DPS and DOT staff to resolve the remaining issues. The Applicant's request letter anticipates submitting revised plans in the coming weeks with a projected hearing in the first week of September.



June 26, 2019

Heather Dlhopolsky 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 Additional Two-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, the unique vision that the Applicant has for the site (the subject project is proposed to be an urban agricultural neighborhood focused on urban farming and local production, which honors the site's history as an 18th and 19th century farm), and the resulting complexities, the Applicant had originally requested an extension through the end of July in order to continue coordination with its consultants and reviewing agencies.

The Applicant has made significant progress with the reviewing agencies over the past several months, with all major substantive matters having been addressed and only final details of certain aspects needing to be worked out at this time. The Applicant is in need of several more weeks of coordination with the agencies before it can make its final submission, with several weeks needed thereafter for the agencies to complete their final reviews. As a result, and given the Planning Board's August recess, the Applicant expects that it will have its final submission made in time to secure a September 5th hearing date (the Planning Board's first date back in session). To be safe, the Applicant is requesting a two-month extension of the review period, through the month of September.

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.

**L&B 7566080v1/11181.0003



Mr. Benjamin Berbert June 26, 2019 Page 2

Very truly yours,

LINOWES AND BLOCHER LLP He ather Mhypolsky KI.

Heather Dlhopolsky

Enclosure



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

Effective: February 6, 2019

Phone 301.495.4550

Silver Spring, Maryland 20910-3760	www.montgo	omeryplanning.org		Fax 301.495.1306
REGULATORY REVIE	W EXTENSION F	REQUEST		
		Request #1	Reques	t #2
	MENEPFO	Staff Use Only		
File Number Date Received		MCPB Hearing Date	ı	
Plan Name: Poplar	6000	Pla		190060
This is a request for extension of:	Project Plan Preliminary P		tch Plan Plan	
The Plan is tentatively scheduled	for a Planning Board pub	lic hearing on: 7 - 3	5-19	
The Planning Director may postpo beyond 30 days require approval	one the public hearing for from the Planning Board.	up to 30 days without F	Planning Board	approval. Extensions
Person requesting the extension)		
Name 7300 Wiscons Street Address	olsky in Avenue	Affiliation/Organization	and B	locher LLP
Bethesda		Select of State	one of the followin	g:
301.961.5370 Telephone Number Fax Nu We are requesting an extension f				law.com
Tro and requeeting an extension .				
Describe the nature of the extens				
Please see	attached	letter o	$f \in X \in A$	olunation.
Signature of Person Requestin	a the Extension			
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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	ng 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