



Rock Spring Centre, Preliminary Plan Amendment No.11998092C, Regulatory Extension Request #1

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Staff Report Date: 7/5/19

Description

Request to extend the regulatory review period for Preliminary Plan No. 11998092C for six months, from July 25, 2019 to January 16, 2020.

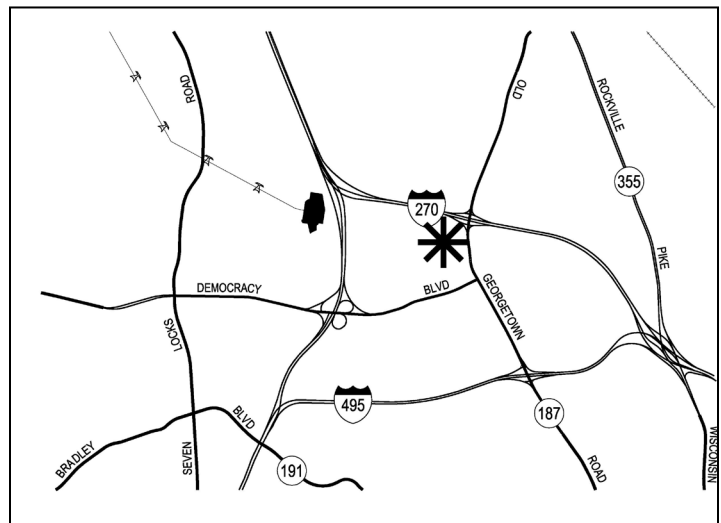
Location: NW corner of the intersection of Old Georgetown Road and Rock Spring Drive, North Bethesda.

Master Plan: Rock Spring Master Plan.

Zone: CR-1.5, C-0.75, R-1.0, H-275 and CR-1.5, C-0.75, R-0.75, H-275 but reviewed under the standards of the MXPDP Zone in the Zoning Ordinance in effect prior to October 30, 2014).

Property Size: 53.4 acres.

Application Accepted: March 27, 2019.



Summary

Section 50-4.1.E of the Subdivision Regulations generally states that Preliminary Plan applications must be scheduled for a public hearing within 120-days after the date an application is accepted.

The Application was accepted on March 27, 2019, with a tentative Planning Board date of July 25, 2019. On June 6, 2019, the Applicant requested a six-month extension, which exceeds the 30-day extension that can be granted by the Planning Director; therefore, it requires Planning Board approval.

The Applicant is requesting a six-month regulatory extension for the Preliminary Plan review period from July 25, 2019 to January 16, 2020. The Applicant requested the extension after Staff advised the Applicant to submit a Site Plan application that could be reviewed concurrently with the Preliminary Plan application. Given the history of this project, Staff wanted more certainty that the Applicant planned to move forward with a Site Plan before considering an extension of the Adequate Public Facilities (APF) validity period.

Staff supports the Applicant's request to extend the review period with a tentative Planning Board date of January 16, 2020

Attachment 1: Applicant's extension request (dated June 5, 2019).

ATTACHMENT 1

Page 1 of 2



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

Effective: February 6, 2019

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Silver Spring, Maryland 20910-3760

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Phone 301.495.4550
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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: Rock Spring Centre

Plan No. 11998092C

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: 07/18/2019

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.)

Steven A. Robins

Lerch, Early & Brewer, Chtd.

Name

Affiliation/Organization

7600 Wisconsin Avenue, Suite 700

Street Address

Bethesda

MD

20814

City

State

Zip Code

(301) 657-0747

sarobins@lercheearly.com

Telephone Number

Fax Number

E-mail

We are requesting an extension for 6 months until 01/16/2020

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

See attached letter.

Signature of Person Requesting the Extension

Signature

06/05/2019

Date



Steven A. Robins
301-657-0747
sarobins@lerchearly.com

Elizabeth C. Rogers
301-841-3845
ecrogers@lerchearly.com

June 5, 2019

VIA ELECTRONIC DELIVERY

The Honorable Casey Anderson, Chair
Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Rock Spring Centre
Preliminary Plan Amendment No. 11998092C (the "Application")

Dear Chairman Anderson:

Our firm represents Rock Spring Properties and Floyd E. Davis Company (as authorized representatives of the various family ownership entities) (the "Applicant"), together with Buchanan Partners (as Owners'/Applicants' Representative) ("Buchanan"), in connection with the above-referenced Preliminary Plan Amendment Application for the 54 acre Rock Spring Centre property (the "Property"). On behalf of the Applicant and Buchanan, and pursuant to Montgomery County Code Section 50.4.1.E, we respectfully request a six month extension of the time in which the Planning Board is required to hold a public hearing on the above referenced Application, which was formally accepted on March 26, 2019. The Application is tentatively scheduled for a July 18th Planning Board hearing.

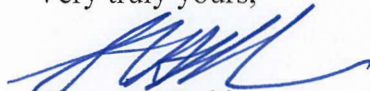
The Applicant and Buchanan have expended significant time and resources in diligently pursuing this Preliminary Plan Amendment, the associated Site Plan Applications, and working closely with Staff to address comments raised both at the Development Review Committee meeting and subsequent meetings with Staff. The Plan has evolved and this much anticipated project is on the cusp of commencing. As part of the Preliminary Plan review, Staff directed and we agreed that it would be most useful to pursue the Site Plan application (particularly for the first phase of the Rock Spring Centre) concurrent with the Preliminary Plan. In order to pursue this course of action, the Applicant and Buchanan are in the process of preparing Amendments to Site Plan Nos. 820090030 and 82004017B to accommodate redevelopment of the Property with a multi-phase, mixed-use development containing residential, retail, office, hotel and service uses. The Applicant and Buchanan intend to file the Site Plan applications within the next two

months. Assuming an early-August submission, and based on the standard 120 day-clock, the Site Plans could be heard by the Planning Board as early as mid-December.

The requested time is necessary in order to let the Site Plan applications catch up with the Preliminary Plan Amendment. Thus, Staff has requested that we file this extension request by June 5, 2019, as everyone desires for the currently pending Preliminary Plan Amendment and soon-to-be filed Site Plan applications to be heard concurrently, to ensure the most efficient use of the Planning Department and Planning Board's resources. Accordingly, the Applicant and Buchanan are requesting an extension until January 16, 2020.

Thank you for your consideration of this matter.

Very truly yours,



Steven A. Robins



Elizabeth C. Rogers

cc: Carrie Sanders
Patrick Butler
Emily Tettelbaum
Chris Camalier
John Davis
Russ Gestl
Sylke Knuppel