



**Rock Spring Centre, Preliminary Plan Amendment No.11998092C, Regulatory Extension Request #2**

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**Staff Report Date: 1/3/20**

**Description**

Request to extend the regulatory review period for Preliminary Plan No. 11998092C for eight months, from January 16, 2020 to September 17, 2020.

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

Master Plan: Rock Spring Master Plan.

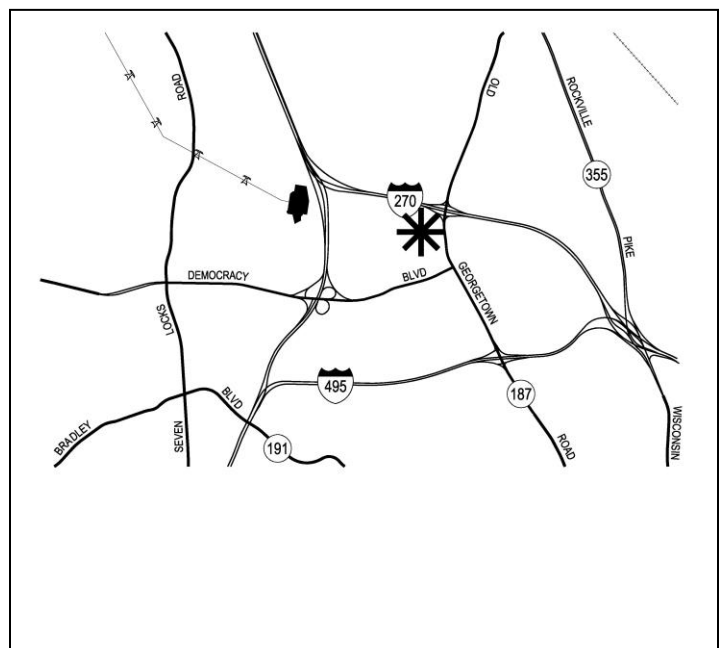
Zone: CR-1.5, C-0.75, R-1.0, H-275 and CR-1.5, C-0.75, R-0.75, H-275 but reviewed under the standards of the MXPD Zone in the Zoning Ordinance in effect prior to October 30, 2014).

Property Size: 53.4 acres.

Application Accepted: March 27, 2019.

Applicant: Rock Spring Properties and Floyd E. Davis Company.

Review Basis: Chapter 50, Subdivision Regulations.



**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. The Applicant previously submitted a six-month extension request that was granted by the Planning Board on July 18, 2019, with a tentative Planning Board date of January 16, 2020.

On November 27, 2019, the Applicant submitted a second request to extend the regulatory review period from January 16, 2020 to September 17, 2020. According to the Applicant, significant time and resources have been spent in diligently pursuing this Preliminary Plan Amendment, the associated Site Plan Applications, and working with Staff to address comments raised both at the Development Review Committee meeting and subsequent meetings with Staff. The Applicant has also increased the magnitude of the first phase of development, resulting in the need for additional time to finalize the Site Plan applications.

Staff supports the Applicant’s request to extend the review period with a tentative Planning Board date of September 17, 2020, although the hearing may take place before the end of the review period.

Attachment 1: Applicant’s extension request (dated November 27, 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:** 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: 01/16/2020

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.	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Suite 700			
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(301) 657-0747		sarobins@lercheearly.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 8 months until 09/17/2020

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

See attached letter.

**Signature of Person Requesting the Extension**

  
 Signature

11/27/2019  
 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 \_\_\_\_\_.



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November 27, 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 second 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 Applicant previously requested a six month extension, which the Planning Board approved on July 18, 2019. Accordingly, the Application is tentatively schedule for a January 16, 2020 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 that it would be most useful to pursue the Site Plan applications (particularly for the first phase of the Rock Spring Centre) concurrent with the Preliminary Plan Amendment. The Applicant embraced this approach.

The Applicant and Buchanan have been diligently working on Amendments to Site Plan Nos. 820090030, 82003036B and 82004017B to accommodate redevelopment of the Property with a multi-phase, mixed-use development containing residential, retail, office, hotel and service uses. Since the approval of the first extension, the Applicant and Buchanan have made significant progress on the plans (including working with exciting prospective retail tenants) that resulted in a decision to substantially increase the magnitude of the first phase to ensure there is sufficient density to support the Phase 1 development and create a true sense of place. This move to increase the scope of Phase 1, while certainly a step that will benefit the project, also has the effect of adding a greater level of complexity to the planning and design process for Phase 1. Thus, additional time has been needed not only to finalize the Site Plan packages but also to rework other parts of the Preliminary Plan Amendment to accommodate and work through the design of the larger Phase 1. The Applicant and Buchanan intend to file the complete Site Plan applications by the end of December or early January. Assuming an early 2020 submission, and based on the standard 120 day-clock, the Site Plans (together with the Preliminary Plan Amendment) possibly could be heard by the Planning Board as early as late-spring or early-summer. The Applicant has requested some additional time to ensure there is sufficient time to complete the review of both the Site and Preliminary Plan applications. Of course, it is the Applicant's and Buchanan's intention to work with Staff during the review period so that the full extension period may not be needed.

This extension will ensure that the Site Plan applications and the Preliminary Plan Amendment are reviewed concurrently. This concurrent review will ensure the most efficient use of the Planning Department and Planning Board's resources and will provide the Board with a true feel for the project, particularly this more robust Phase 1 development. Accordingly, the Applicant and Buchanan are requesting an extension until September 17, 2020.

Thank you for your consideration of this matter.

Very truly yours,

  
Steven A. Robins

  
Elizabeth C. Rogers

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