



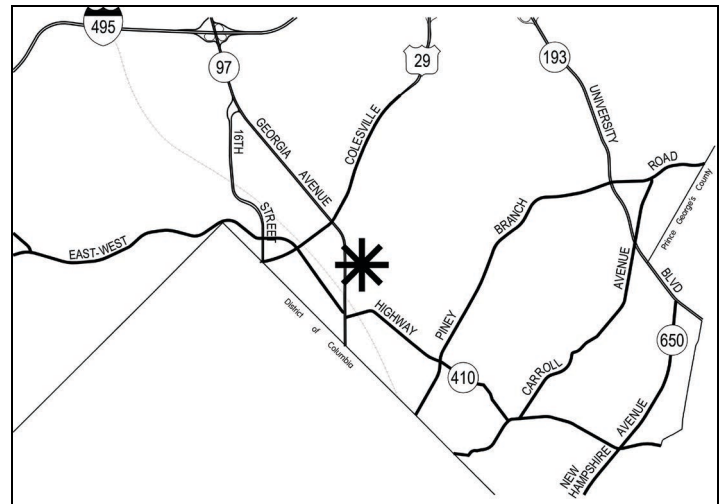
Studio Plaza Preliminary Plan No. 12013002A and Site Plan Amendment No. 82013001B, and Urby Silver Spring Site Plan No. 820200170, Extension Request No. 2

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Staff Report Date: 9/18/2020

Description

- Request to extend the review period for Studio Plaza Preliminary and Site Plan Amendments and the Urby Site Plan from October 08, 2020, to not later than March 4, 2021
- Location: 905 Silver Spring Avenue, bounded by Thayer Avenue, Fenton Street, Silver Spring Avenue and Mayor Lane
- Zone: CR-3.0, C-2.0, R-2.75, H-110T, (reviewed under CBD-1 Zone per Section 59.7.7.1.B.3, Pre-2014)
- Master Plan: 2000 Silver Spring CBD Sector Plan
- Property size: 1.46 acres
- Applicant: Urby Silver Spring Fee Owner LLC
- Acceptance Date: May 19, 2020



Summary

Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C. of the Zoning Ordinance provides a 120-day limit for preliminary plan and site plan hearings, respectively. The Planning Board may, however, extend this period. The Application was granted a 30-day extension by the Planning Director, on July 30, 2020, extending the review period from September 10, 2020 to October 8, 2020.

The Applicant requested, in an application dated September 10, 2020, that the review period for Preliminary Plan No. 12013002A and Site Plan Amendment No. 82013001B, and Urby Silver Spring Site Plan No. 820200170 be extended from the current date of October 8, 2020 to March 4, 2021. The Applicant has been working with Planning staff and County agencies to address DRC comments, including utility vault location and design alternatives and the accommodation of Fenton Street bike path. The Project proposes significant changes to public right-of-way which continue to require extensive coordination. The extension will allow the Applicant more time to continue to work with Planning staff and County agencies and for agencies to complete their final review and issue letters. This is the second extension request associated with the subject project.

Staff recommends **APPROVAL** of the extension request.

Attachment: Applicant's 2nd Extension Request



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

Page 1 of 2

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: Urby Silver Spring

Plan No. 820200170, 12013002A and 82013001B

This is a request for extension of:



Project Plan
Preliminary Plan



Sketch Plan
Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 10/08/2020

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.)

Patricia A. Harris		Lerch, Early & Brewer, Chtd.	
Name		Affiliation/Organization	
7600 Wisconsin Avenue, Suite 700			
Street Address			
Bethesda		MD	20814
City		State	Zip Code
(301) 841-3832		paharris@lercheearly.com	
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 5 months until 03/04/2021

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

The first extension was only for 1 month and it has been determined that additional time is needed to address the DRC comments, including final design issues, the location of the vaults and DOT's request for certain revisions to the alley and to accommodate the 900 Thayer building. While this extension request is for 5 months, the Applicant hopes to have all the DRC comments addressed in a timely manner to appear at the Planning Board in January.

Signature of Person Requesting the Extension

Signature

9/10/20
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

_____.