



Seneca Meadows Corporate Center Ph.3, Site Plan No. 82000029B – Regulatory Review Extension Request No. 1

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Staff Report Date: 4/26/2021

Description

Request to extend the regulatory review period from May 7, 2021 to September 9, 2021: Application to amend a previously approved site plan to add approximately 13,684 square feet of office/R&D including site modifications to parking, loading, on-site circulation, and landscaping

Location: southeast quadrant of the intersection of Ridge Road and I-270

Master Plan: 2009 Germantown Sector Plan

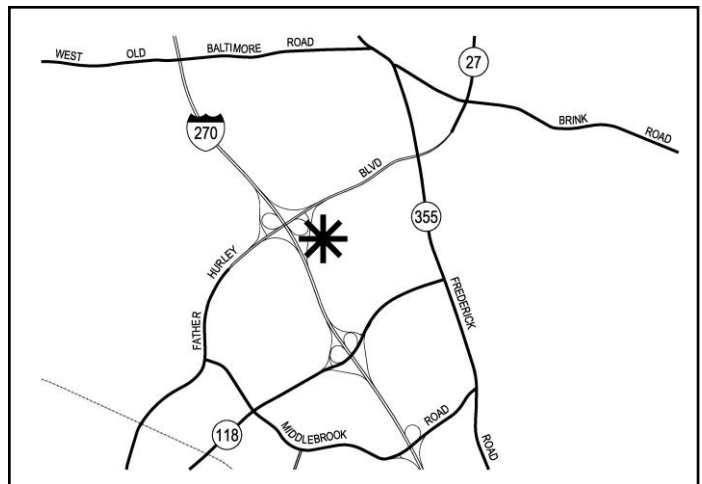
Zone: CR-2.0, C-1.75, R-0.75, H-145T

Property Size: 6.55 acres

Applicant: Minkoff Development Corporation

Acceptance Date: January 7, 2021

Review Basis: Chapter 59



Summary

Section 59.7.3.4.C of the Zoning Ordinance generally states that Site Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.

The Application was accepted on January 7, 2021, which established a Planning Board date no later than May 7, 2021. The Applicant is requesting a 3-month extension to August 4th, 2021, which will provide sufficient time for the Applicant to work through comments received from Staff and update the application to reflect the development standards of the CR zone. Because August 4th, 2021 falls during the Planning Board recess, Staff requests extending the regulatory extension of this application to the first Planning Board hearing in September. Granting the extension establishes a Planning Board date no later than September 9, 2021.

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

Attachment 1: Applicant’s extension request

Steven A. Robins
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Elizabeth Rogers
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April 20, 2021

VIA ELECTRONIC DELIVERY

Casey Anderson, Chair
Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
2425 Reddie Drive, 14th Floor
Wheaton, Maryland 20902

Re: Seneca Meadows Corporate Center Phase 3
Site Plan Amendment No. 82000029B (the "Application")

Dear Chairman Anderson:

Minkoff Development Corporation (the "Applicant") is the Applicant of the above referenced Site Plan Amendment Application. The Application was originally submitted under the standards and procedures of the 2004 Zoning Ordinance – as such, the 120 day regulatory review period did not apply. However, during the course of the review process, the Applicant, in consultation with Planning Board Staff, elected to have the Application reviewed under the standards of the current CR zone and Zoning Ordinance. As such, on behalf of the Applicant, and pursuant to Montgomery County Zoning Ordinance Section 7.3.4.C, we respectfully request a three-month extension of the time in which the Planning Board is required to hold a public hearing on the above referenced Application. The Application was formally accepted on January 7, 2021 and is tentatively scheduled for a May 6, 2021 Planning Board hearing.

The Applicant is requesting this extension to allow sufficient time to work through comments received from the Technical Staff and to update the Application, to reflect the CR Zone and associated development standards. The proposed extension of three months would end on August 4, 2021.

Although the Applicant is requesting a three-month extension, it is the Applicant and Staff's current intention to process the Amendment as expeditiously as possible, particularly given the County's emphasis on "Speed to Market." Attached to this letter is a signed application for the requested extension. Thank you for your consideration of this matter.

Mr. Casey Anderson, Chair
April 20, 2021
Page 2

Very truly yours,



Steven A. Robins



Elizabeth C. Rogers

cc: Mr. Robert Kronenberg
Mr. Patrick Butler
Ms. Sandra Pereira
Mr. Ryan Sigworth



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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: Seneca Meadows Corporate Center Phase 3 **Plan No.** 82000029B

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: 05/06/2021

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			
<i>Street Address</i>			
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<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 657-0747		sarobins@lercheearly.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 3 months until 08/04/2021

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

See attached letter.

Signature of Person Requesting the Extension



Signature

04/20/2021

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 _____.