




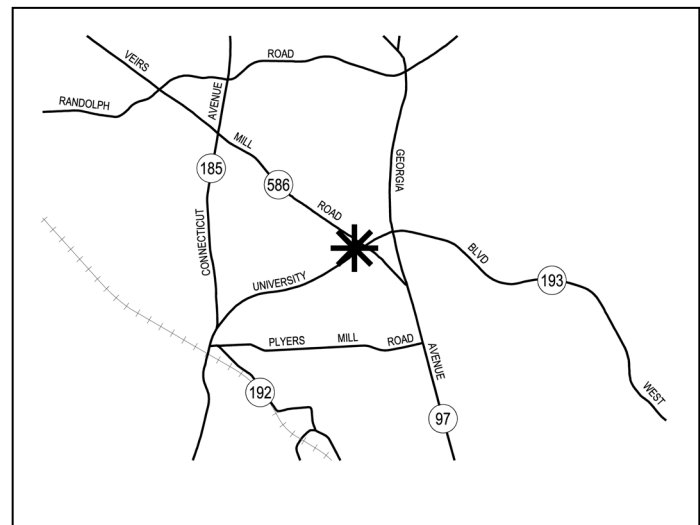
Wheaton Gateway, Sketch Plan No. 320210060 Extension Request No. 1

-  Troy Leftwich, Planner Coordinator, Mid-County Planning, Troy.Leftwich@montgomeryplanning.org, (301) 495.4553
-  Matthew Folden, Supervisor, Mid-County Planning, matthew.folden@montgomeryplanning.org, (301) 495.4539
-  Carrie Sanders, Chief, Mid-County Planning, Carrie.Sanders@montgomeryplanning.org, (301) 495.4653

Completed: 05/24/21

Description

- Request to extend the regulatory review period for Sketch Plan Amendment No. 320210060 for three months, from June 3, 2021 to September 16, 2021.
- Location: Southwest corner of the Veirs Mill Road and University Boulevard.
- Master Plan: 2010 Wheaton CBD and Vicinity Sector Plan.
- Zone: CR 5.0, C-4.5, R-4.5, H-130; CR 3.0, C-2.5, R-2.5, H-100; CRN 1.5, C-.25, R-1.5, H-45
- Property Size: 5.16 acres.
- Application Accepted: March 10, 2021.
- Applicant: HOC at 11250 Veirs Mill Road, LLC.
- Review Basis: Chapter 59.



Summary

Section 59-7.3.3.C of the Zoning Ordinance generally states that Sketch Plan applications must be scheduled for a public hearing within 90 days after the date an application is accepted.

The Application was accepted on March 10, 2021, with an original tentative Planning Board date of June 3, 2021. The Applicant is requesting a three-month extension of the regulatory review period, which requires Planning Board approval. The regulatory extension for the Sketch Plan review period from June 3, 2021 to September 16, 2021, is required to adequately address comments from Planning Staff and other agencies.

Staff supports the Applicant's request to extend the review period with a tentative Planning Board date of September 16, 2021.

Attachment A: Applicant's extension request.

ATTACHMENT A



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

Effective: January 29, 2021

2425 Reddie Drive
Wheaton, Maryland 20902

www.montgomeryplanning.org

Phone 301.495.4550
Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

Request #1

Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Wheaton Gateway

Plan No. 320210060

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: 06/03/2021

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.)

Stacy L. Spann	HOC at 11250 Veirs Mill Road, LLC		
<i>Name</i>	<i>Affiliation/Organization</i>		
57 Randolph Road, STE 200			
<i>Street Address</i>			
Silver Spring	MD	20904	
<i>City</i>	<i>State</i>	<i>Zip Code</i>	
(240) 627-9400	stacy.spann@hocmc.org		
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 3 months until 09/16/2021

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

The project design team hereby requests more time to adequately evaluate staff DRC comments, gain further clarity, and progress the sketch plan development.

Signature of Person Requesting the Extension

Stacy L. Spann

Signature

21 May 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 _____.