




Shops at Travilah: Preliminary Plan No. 120210090 – Regulatory Review Extension Request No. 2

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Staff Report Date: 7/9/2021

Description

Request to extend the regulatory review period for an additional two months until September 24, 2021: An Application to create one lot for a 5,681 square foot retail building and a 12,762 square foot daycare center.

Location: Southside of Travilah Road, approximately 250 feet west of its intersection with Piney Meetinghouse Road

Master Plan: 2002 *Potomac Subregion Master Plan*

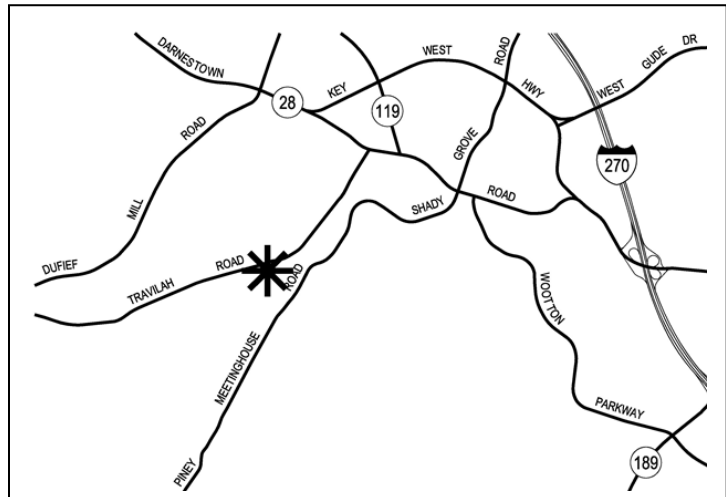
Zone: NR-0.75 H-45

Property Size: 1.96 acres

Applicant: Travilah-WHM, LP

Acceptance date: February 24, 2021

Review Basis: Chapter 50 and 59



Summary

Section 50.4.1.E of the Subdivision Regulations generally states that Preliminary Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.

Preliminary Plan No. 120210090 was accepted on February 24, 2021, which established a Planning Board date no later than June 24, 2021. The Director granted a 30-day extension which established a Planning Board date no later than July 24, 2021. The Applicant is requesting a second extension, for two additional months to address agency comments and obtain the necessary approval letters, as explained in the attached letter. Granting the extension establishes a Planning Board date no later than September 24, 2021.

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

Attachment 1: Applicant’s Extension Request Form and Justification Letter



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

Effective: January 29, 2021

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 Wheaton, Maryland 20902

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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: Shops at Travilah **Plan No.** 120210090

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: 7/22/21

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.)

Casey L. Cirner, Esquire		Applicant's Attorney/Miles & Stockbridge P.C.	
<i>Name</i>		<i>Affiliation/Organization</i>	
11 N. Washington Street, Suite 700			
<i>Street Address</i>			
Rockville		MD	<input type="checkbox"/> 20850
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 642-3450	(301) 517-4817	ccirner@milesstockbridge.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 2 months _____ months until 9/24/21

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

See the attached request letter.

Signature of Person Requesting the Extension



 Signature

6/18/21

 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 _____.



Casey L. Cirner
301.517.4817
ccirner@milesstockbridge.com

June 18, 2021

Chair Casey Anderson, Esq.
Members of the Montgomery County Planning Board
c/o Jonathan Casey, Senior Planner, Upcounty Division
Maryland-National Capital Park and Planning Commission
2425 Reddie Drive, 13th Floor
Wheaton, MD 20902

Re: Regulatory Extension Request
Preliminary Plan of Subdivision 120210090 – Shops at Travilah (the “Application”)
14119 Travilah Road, Potomac, MD (the “Property”)

Dear Chairman Anderson and Members of the Montgomery County Planning Board:

On behalf of Travillah-WHM LP (“Applicant”), I hereby submit this regulatory extension request to continue the July 22, 2021 Planning Board public hearing for 60 days¹ (or until September 24, 2021).² This extension will allow the Application to be reviewed after the Planning Board’s summer recess if it cannot be reviewed at the tentative public hearing scheduled for July 29, 2021.

The Applicant engaged in certain discussions about the Application with the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) Director of Planning’s office that pushed out the regulatory schedule. As a result, the Applicant was delayed in resubmitting a revised Application following the development review committee meeting. That revised Application has not been fully reviewed by all the agencies and not all agency approval letters have been received by M-NCPPC Staff. Therefore, in the event that all the necessary information is not received in time for M-NCPPC Staff to move forward with a July 29, 2021 public hearing, this request will also provide additional time for Staff to receive the letters over the Planning Board’s summer break and appropriately in advance of the September 2, 2021 public hearing date.

We appreciate your consideration of this request and are available to answer any questions.

Very truly yours,

A handwritten signature in blue ink that reads 'Casey L. Cirner'.

Casey L. Cirner

cc: William P. Magruder, Travillah – WHM LP
Scott Wolford, AICP, RLA, Colliers Engineering

¹ The requested extension includes the Planning Board’s August 2021 recess.

² The initial extension continued the regulatory clock for 30 days or until July 24, 2021.