





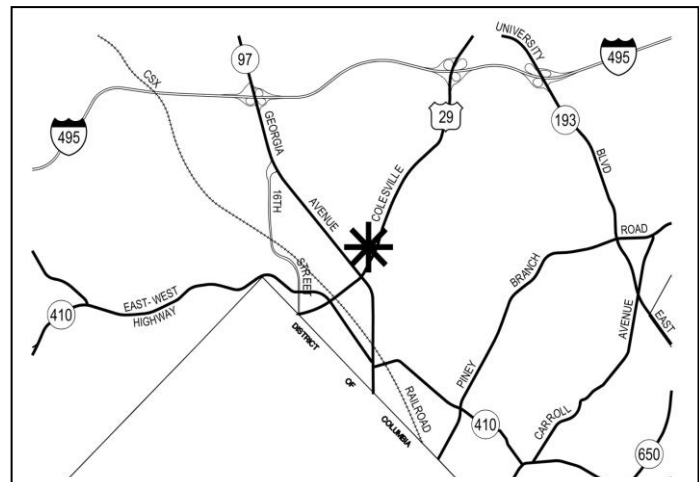
**United Therapeutics 1000 Spring Street – Regulatory Extension Request #1**  
**Sketch Plan No. 320210090, Preliminary Plan No. 12013019A, Site Plan No. 82014011B**

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**Completed:** 10.01.21

### Description

- First request to allow the review period to extend from November 23, 2021 to January 28, 2022.
- Sketch Plan** to allow a maximum density of 121,724 square feet for existing nonresidential uses.  
**Preliminary Plan Amendment** to convert previously approved 10,000 square feet of retail and 1,000 square feet of office into an 11,000 square foot daycare center within an existing office building.  
**Site Plan Amendment** to convert previously approved 10,000 square feet of retail and 1,000 square feet of office into an 11,000 square foot daycare center within an existing office building, and to reduce previously approved public use space into a private outdoor playground, and modify associated landscaping, hardscape, and lighting.
- Current use(s): office & ground floor retail;
- Located on Colesville Road at Spring Street;
- 2.06 acres zoned CR-3.0, C-2.0, R-2.75, H-90T, 2000 Silver Spring CBD Sector Plan;
- Applicant: United Therapeutics Corporation;
- Acceptance date: July 28, 2021.



### Summary

Section 59.7.3.3.C of the Zoning Ordinance states that a Sketch Plan accepted for concurrent review with a preliminary plan follows the 120-day preliminary plan review period. Section 50.4.1.E of the Subdivision Regulations provides a 120-day limit for preliminary plan hearings. Zoning Ordinance Section 59.7.3.4.C provides a 120-day limit for site plan hearings. The Planning Board may, however, extend these periods.

Based on the Application's acceptance date of July 28, 2021, the last Planning Board hearing within the 120-day review period is November 23, 2021. The Applicant requests an extension of the review period through the holiday season, to the end of January 2022. This will allow the Applicant additional time to resolve issues with Planning Staff and State Highway Association (SHA). Staff recommends **approval** of the extension request through the end of January, with the understanding that the Project may proceed before that time if all comments and issues have been adequately addressed.

**Attachment A:** Applicant's extension request



**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:** United Therapeutics 1000 Spring Street

**Plan No.** 8201411B, 12013019A and 320210090

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: 11/25/2021

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.)

Avi Halpert		United Therapeutics	
<i>Name</i>		<i>Affiliation/Organization</i>	
1040 Spring Street			
<i>Street Address</i>			
Silver Spring		MD	20910
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 608-9292		ahalpert@unither.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 2 months until 01/28/2022

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

We hereby respectfully request an extension of (1) month of the tentative Planning Board hearing date presently scheduled for Site Plan 8201411B, Preliminary Plan 12013019A, and Sketch Plan 320210090 on November 25, 2021. The tentative date falls on a non-meeting week ( Thanksgiving holiday ); additionally, this request is to align the Sketch Plan hearing with that of the Preliminary Plan and Site Plan amendments.

The requested extension will allow time for the Applicant, Planning Staff and State Highway to work through and to resolve any remaining items.

As the proposed Preliminary Plan and Site Plan Amendments along with the new Sketch Plan ( replacing Project Plan 920130060 ) are for the inclusion of an urgently needed on-site Childcare Facility and Playground the Applicant is moving forward as quickly as possible and seeks to be on earliest potential Planning Board hearing.

**Signature of Person Requesting the Extension**

Avi Halpert  
*Signature*

27 SEPT 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 \_\_\_\_\_.