



**MCPB**

Consent Item

Date: 09/15/21

## Wheaton Gateway, Sketch Plan No. 320210060 Extension Request No. 2



Troy Leftwich, Planner Coordinator, Mid-County Planning, [Troy.Leftwich@montgomeryplanning.org](mailto:Troy.Leftwich@montgomeryplanning.org), (301) 495.4553



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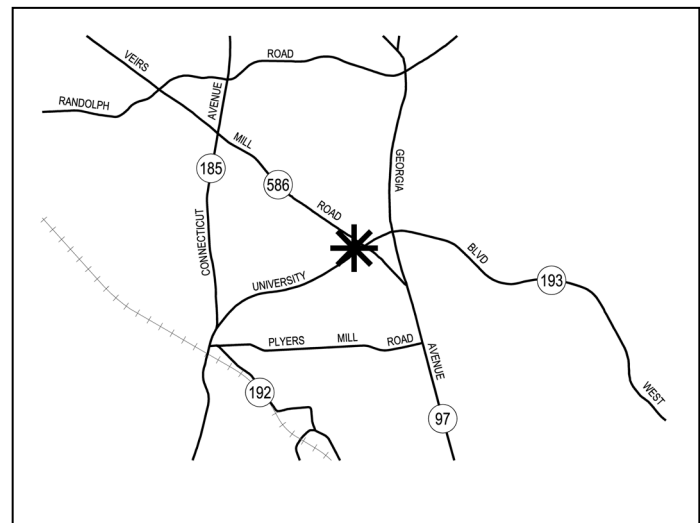


Carrie Sanders, Chief, Mid-County Planning, [Carrie.Sanders@montgomeryplanning.org](mailto:Carrie.Sanders@montgomeryplanning.org), (301) 495.4653

Completed: 09/01/21

### Description

- Request to extend the regulatory review period for Sketch Plan Amendment No. 320210060 for five months, from September 16, 2021 to February 24, 2022.
- Location: Southwest corner of 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 Planning Board approved a three-month extension of the regulatory review period to September 16, 2021 on June 3, 2021.

The Applicant is requesting a five-month extension of the regulatory review period, which requires Planning Board approval. The regulatory extension for the Sketch Plan review period from September 16, 2021 to February 24, 2022, 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 February 24, 2022.

Attachment A: Applicant's extension request.

# ATTACHMENT A



**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:** Wheaton Gateway      **Plan No.** 320210060

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: 9/15/2020

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.)

Kayrine Brown, Acting Executive Director		Wheaton Gateway, 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		Kayrine.Brown@hocmc.org	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 5 months until 02/25/2022

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**

*Kayrine Brown*

Acting Executive Director

Signature

8.30.2021

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 \_\_\_\_\_.