

## Montgomery Planning

### ROCK SPRING CENTRE:

PRELIMINARY PLAN AMENDMENT NO.11998092C, REGULATORY EXTENSION REQUEST #5;  
SITE PLAN AMENDMENT NOS. 82003036C, 82004017C, 82009003A, REGULATORY EXTENSION REQUEST #3

### Description

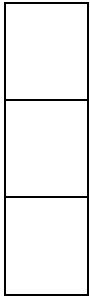
Request to extend the regulatory review period for Preliminary Plan Amendment No. 11998092C and for Site Plan Amendment Nos. 82003036C, 82004017C, and 82009003A through March 24, 2022.

PLAN TYPE: EXTENSION  
REQUEST  
COMPLETED: 11-29-2021

MCPB  
Item No.  
12-9-2021

2425 Reddie Drive  
Floor 14  
Wheaton, MD 20902

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**LOCATION:**

NW corner of the intersection of Old Georgetown Road and Rock Spring Drive, North Bethesda.

**PROPERTY SIZE**

53.4 acres

**MASTER PLAN ZONE**

Rock Spring Master Plan; CR-1.5, C-0.75, R-1.0, H-275 and CR-1.5, C-0.75, R-0.75, H-275 Zones

**APPLICANT**

Rock Spring Properties and Floyd E. Davis Company

**ACCEPTANCE DATE:**

March 27, 2019 (Preliminary Plan Amendment); July 1, 2020 (Site Plan Amendments)

**REVIEW BASIS:**

Chapters 50, 59



**Summary**

- Section 50-4.1.E of the Subdivision Regulations and Section 59-7.3.4.C of the Zoning Ordinance generally state that Preliminary Plan and Site Plan applications must be scheduled for a public hearing within 120-days after the date an application is accepted. However, the Planning Board may extend these regulatory review periods.
- Preliminary Plan Amendment Application No.11998092C was initially accepted on March 27, 2019, with a tentative Planning Board date of July 25, 2019. The Applicant previously submitted four extension requests, granted by the Planning Board on July 18, 2019, January 3, 2020, September 10, 2020, and most recently on April 22, 2021 with a tentative Planning Board date of December 23, 2021. On November 17, 2021, the Applicant submitted a fifth request to extend the regulatory review period from December 23, 2021 to March 24, 2022.
- Site Plan Amendment Applications Nos. 82003036C, 82004017C, and 82009003A were originally accepted on July 1, 2020, with a tentative Planning Board date of October 29, 2020. The Applicant previously submitted two extension requests, granted by the Planning Board on September 10, 2020 and most recently on April 22, 2021 with a tentative Planning Board date of December 23, 2021. On November 17, 2021, the Applicant submitted a third request to extend the regulatory review period from December 23, 2021 to March 24, 2022
- Staff supports the extension requests for the reasons stated in Attachment 1.