

GLENMONT METRO CENTER

Description

Request to extend the regulatory review period for Site Plan No. 820210180, Site Plan Amendment 82015012D, and Preliminary Plan Amendment 12013008B from January 13, 2022 to March 14, 2022. Staff recommends approval of the extension request.

NO. 820210180, 82015012D,
12013008B

COMPLETED: 12-9-2021

MCPB
Consent Item
12-23-2021

2425 Reddie Drive
Floor 14
Wheaton, MD 20902



Parker Smith, Senior Planner, Mid-County Division, Parker.Smith@montgomeryplanning.org, 301-495-1327

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Carrie Sanders, Chief, Mid-County Division, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

LOCATION:

On Glenallan Avenue, 450 feet northeast of the intersection of Glenallan Avenue and Georgia Avenue, Silver Spring.

MASTER PLAN/ ZONE

2012 Glenmont Sector Plan

TS-R Zone

PROPERTY SIZE

3.56 acres

APPLICANT

Glenmont MFII, LLC

ACCEPTANCE DATE:

September 15, 2021

REVIEW BASIS:

Chapter 50



Summary

- Section 50.4.1.E of the Subdivision Regulations states that the Director or applicant may request an extension beyond the original 120 days with Board approval.
- As a Preliminary Plan application that was originally accepted on September 15, 2021, the original 120-day review period would have expired January 13, 2022. The Applicant requests to extend the review period by 60 days, through March 14, 2022 (with a tentative Planning Board hearing on March 10, 2022).
- The Site Plan is grandfathered under the TS-R Zone and does not technically require an extension. However, the Applicant desires for all Applications to be heard concurrently, to ensure the most efficient use of the Planning Department and Planning Board’s resources. Accordingly, the Applicant is requesting a 60-day extension of the Site Plan to allow for concurrent review of the Preliminary Plan and Site Plan Applications.
- Staff supports the Applicant’s request to extend the review period.

Steven A. Robins
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Elizabeth C. Rogers
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December 8, 2021

VIA ELECTRONIC DELIVERY

The Honorable Casey Anderson, Chair
And members of the Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
2425 Reedie Drive, 14th Floor
Wheaton, Maryland 20902

Re: Glenmont Metro Center Phases 1.2, 1.3, and 2.1
Preliminary Plan No. 12013008B
Site Plan Amendment No. 82015012D
Site Plan No. 820210180 ("the Applications")

Dear Chair Anderson:

Our firm represents Glenmont MFII, LLC, an affiliate of Buchanan Partners, (the "Applicant") in connection with the above-referenced Preliminary and Site Plan Applications for the development of the Property located at the northeast quadrant of Glenallan Avenue and Georgia Avenue (the "Property"). On behalf of the Applicant, and pursuant to Montgomery County Code Section 50.4.1.E, we respectfully request a 60-day extension of time in which the Planning Board is required to hold a public hearing on the above-referenced Applications.¹ The Applications were initially accepted on September 15, 2021. Accordingly, the Applications are tentatively scheduled for a Planning Board hearing on January 6, 2022.

The Applicant is seeking additional time to work through the comments raised at the Development Review Committee ("DRC") meeting with Technical Staff and the various reviewing agencies for the Site Plan. Because the Site Plan is grandfathered under the TS-R Zone, it does not technically require an extension (as the old Code did not have the same 120-day regulatory clock that today's Zoning Ordinance does). However, the Applicant desires for all Applications to be heard concurrently, to ensure the most efficient use of the Planning Department and Planning Board's resources. Accordingly, the Applicant is requesting a 60-day extension of the Preliminary Plan to allow for the concurrent review of the Applications. The

¹ Pursuant to Section 7.7.1.B.1 and 7.7.1.B.3 the Site Plan and Site Plan Amendments are grandfathered under the prior TS-R Zone and the Zoning Ordinance in effect on October 29, 2014. As such, it is the Applicant's understanding that a regulatory extension is not required for the Site Plan and Site Plan Amendment. If Staff disagrees, the Applicant requests a corresponding extension for the Site Plan and Site Plan Amendment.


proposed extension of 60-days would last until March 7, 2022. Of course, it is the Applicant's intention to work with Staff during the review period so that the full extension period may not be needed.

Attached to this letter is a signed application for the requested extension. Thank you for your consideration of this matter.

Very Truly Yours,



Steven A. Robins



Elizabeth C. Rogers

cc: Emily Tettelbaum
Parker Smith
Russ Gestl
Jimmy Roembke
Sylke Knuppel



8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

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Effective: December 5, 2014

Phone 301.495.4550
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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: Glenmont Metro Center Phases 1.2, 1.3, and 2.1 **Plan No.** 12013008B,

This is a request for extension of: Project Plan Sketch Plan & 82015012D
 Preliminary Plan Site Plan & 820210180.

The Plan is tentatively scheduled for a Planning Board public hearing on: January 6, 2022

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.)

Steven A. Robins	Lerch, Early & Brewer, Chd.
Name	Affiliation/Organization
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Street Address	
Bethesda	MD
City	State
(301) 657-0747	20814
Telephone Number	Zip Code
ext. Fax Number	sarobins@lercheearly.com
E-mail	

We are requesting an extension for 2 months until March 7, 2022

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

Please see attached.

Signature of Person Requesting the Extension

 Signature

12/8/2021

 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 _____.