

**KINGSVIEW STATION PRELIMINARY PLAN NO. 120210210
AND SITE PLAN NO. 820210130
REGULATORY EXTENSION REQUEST NO. 2**

Description

Request to extend the regulatory review period for Preliminary Plan No. 120210210 and Site Plan No. 820210130 from December 25, 2021 to June 23, 2022. Application to create sixty-one (61) lots for Townhouses, two (2) lots for Retail/Service Establishments and six (6) HOA parcels and to construct 61 Townhouses with associated street, open space, and amenities. Staff recommends approval of the extension request.

NO. 120210210 AND
820210130

COMPLETED: 12-10-2021

MCPB
Consent Item
12-23-2021

2425 Reedie Drive
Floor 14
Wheaton, MD 20902



Ryan Sigworth, Senior Planner, Upcounty Planning, Ryan.Sigworth@montgomeryplanning.org, 301-495-2112

Sandra Pereira, Supervisor, Upcounty Planning, Sandra.Pereira@montgomeryplanning.org, 301-495-2186

Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, 301-495-4561

LOCATION

Southeastern quadrant of the intersection of Clopper Road/MD 117 and Germantown Road/MD 118

MASTER PLAN/ ZONE

1989 *Approved and Adopted Germantown Master Plan*
CRNF-1.0, C-0.25, R-0.75, H-55 Zone

PROPERTY SIZE

9.94 acres

APPLICANT

Kingsview Station Joint Venture

ACCEPTANCE DATE

July 28, 2021

REVIEW BASIS

Chapter 50, 59, 22A



Summary

- Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C generally states that Preliminary Plans and Site Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Application was accepted on July 28, 2021, which established a Planning Board date no later than November 25, 2021. On November 22, 2021, the Director granted a 30-day extension from November 25, 2021 to December 25, 2021.
- The Applicant is requesting a 2nd extension for a period of six months, which will provide sufficient time for the Applicant to address DRC comments and coordinate required frontage improvements. Granting the extension establishes a Planning Board date no later than June 23, 2022.
- Staff supports the Applicant’s request to extend the review period through June 23, 2022.

Elizabeth C. Rogers
301-841-3845
ecrogers@lercheary.com

December 10, 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 Reddie Drive, 14th Floor
Wheaton, Maryland 20902

Re: Kingsview Station Extension Request for
Preliminary Plan No. 120210210
Site Plan No. 820210130


Dear Chairman Anderson and Members of the Board:

Our firm represents Kingsview Station Joint Venture (the “Applicant”) in connection with the above-referenced Preliminary and Site Plan Applications for the development of the Property located in the southeastern quadrant of the intersection of Clopper Road (MD Route 117) and Germantown Road (MD Route 118) (the “Property”). On behalf of the Applicant, and pursuant to Montgomery County Code Sections 50.4.1.E and 59.7.3.4C, we respectfully request a 180-day extension of the time in which the Planning Board is required to hold a public hearing on the above referenced Applications. The Applications were initially accepted on July 28, 2021, and the Planning Director approved one, 30-day extension. Accordingly, the regulatory review period for the Applications is set to expire on December 25, 2021.

The Applicant is requesting additional time to work through the comments raised at the Development Review Committee (“DRC”) meeting with Technical Staff and the various reviewing agencies. Additionally, the Applicant is still awaiting feedback from reviewing agencies on the Traffic Study, particularly as it relates to the implementation of the new Growth and Infrastructure Policy, which we understand will be reviewed by the Board in January 2022. Without this additional feedback and direction, certain aspects of the Applications are on hold. Accordingly, the proposed extension of 180-days would last until June 23, 2022. Of course, it is the Applicant’s intention to work with Staff during the review period so that the Board’s review can occur as early as possible (hopefully well in advance of the full extension period).

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

Very truly yours,


Elizabeth C. Rogers



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

2425 Reedie Drive
 Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: January 29, 2021

Phone 301.495.4550
 Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: Kingsview Station **Plan No.** 820210130 & 120210210

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: 12/25/2021

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.)

Elizabeth Rogers		Lerch, Early & Brewer, Chtd.	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Suite 700			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 841-3845		ecrogers@lercheearly.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 6 months until 06/23/2022

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

See attached.

Signature of Person Requesting the Extension


 Signature

12/09/2021
 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 _____.