

CROSSROADS OF KENSINGTON
SITE PLAN NO. 820220030,
REGULATORY EXTENSION REQUEST NO. 2

Description

Request to extend the regulatory review period for Site Plan No. 820220030 from March 3, 2022 through May 4, 2022.

No. 820220030

Completed: 2-16-2022

MCPB

Consent Item

3-03-2022




Montgomery County

Planning Board

2425 Reedie Drive, Floor 14

Wheaton, MD 20902

Planning Staff

	Emily Tettelbaum, Planner III, Mid-County Planning, Emily.Tettelbaum@montgomeryplanning.org , 301-495-4569
	Matthew Folden, Supervisor, Mid-County Planning, Matthew.Folden@montgomeryplanning.org , 301-495-4539
	Carrie Sanders, Chief, Mid-County Planning, Carrie.Sanders@montgomeryplanning.org , 301-495-4653

LOCATION/ADDRESS

10619 Connecticut Avenue, Kensington

MASTER PLAN

2012 Kensington Sector Plan

ZONE

CRT-2.5, C-2.0, R-2.0, H-75

PROPERTY SIZE

1.06 acres

APPLICANT

Mountain View Burleson, LLC

ACCEPTANCE DATE

10/6/2021

REVIEW BASIS

Chapter 59

Summary:

- Section 7.3.4.C of the Zoning Ordinance states that Site Plan applications must be scheduled for a public hearing within 120 days after the date an application is accepted. However, the Planning Director may extend the regulatory review period for 30 days and the Planning Board may extend it beyond 30 days.
- The Application was initially accepted on October 6, 2021 with a tentative Planning Board date of February 3, 2022. On January 24, 2022, the Planning Director granted a 30-day extension of the regulatory review period with a tentative Planning Board hearing date of March 3, 2022.
- On February 11, 2022, the Applicant submitted a second request to extend the regulatory review period for two months from March 3, 2022 to May 4, 2022, with a tentative hearing date of April 28.
- Staff supports the extension request for the reasons stated in Attachment A.

ATTACHMENT

Attachment A: Applicant's extension request dated February 11, 2022.

ATTACHMENT A



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

Effective: December 5, 2014

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: Crossroads of Kensington **Plan No.** 820220030

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: March 3, 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.)

William Kominers		Lerch, Early & Brewer	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Ste. 700			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 841-3829		wkominers@lercheearly.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 2 months until May 4, 2022

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

Please see the attached statement.

Signature of Person Requesting the Extension

Bill Kominers
Signature

2/11/2022
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 _____.

William Kominers
301-841-3829
wkominers@lerchearly.com

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

February 11, 2022

VIA ELECTRONIC DELIVERY

Mr. 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: Crossroads of Kensington
Site Plan No. 820220030 ("the Application")

Dear Chairman Anderson and Members of the Board:

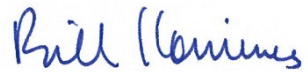
Our firm represents Mountain View Burleson, LLC (the "Applicant") in connection with the above-referenced Site Plan Application for the development of the property located at 10619 Connecticut Avenue in Kensington, Maryland (the "Property"). On behalf of the Applicant, and pursuant to Montgomery County Code Section 59-7.3.4.C, we respectfully request a 60-day extension of time in which the Planning Board is required to hold a public hearing on the Applicant's Site Plan Application. The Application was initially accepted on October 6, 2021, and the Planning Director approved one, 30-day extension. Accordingly, the regulatory review period for the Application is set to expire on March 5, 2022.

The Applicant is requesting additional time to work with the Department of Permitting Services ("DPS") to obtain an approved Stormwater Concept Plan, which involves information and decisions by the State Highway Administration on its stormdrain system. Additionally, the Applicant is also working with its general contractor on availability of materials, which will need to be coordinated with Planning Board Staff. The proposed extension of 60-days would last until May 4, 2022, which will allow a Planning Board hearing to be held as late as April 28, 2022. However, it is the Applicant's intention to work with DPS and Planning Board Staff during the review period so that the full extension period will not be needed. It is the Applicant and Staff's collective desire for the case to be considered by the Planning Board during the April 14, 2022 hearing.

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

Mr. Casey Anderson
February 11, 2022
Page 2

Very Truly Yours,



William Kominers



Elizabeth C. Rogers

cc: Carrie Sanders
Matthew Folden
Emily Tettlebaum
Michael Sanders