

GLENMONT METRO CENTER, 820210180, 82015012D, AND 12013008B, REGULATORY EXTENSION REQUEST #2

Description

Request to extend the regulatory review period for Site Plan No. 820210180, Site Plan Amendment 82015012D, and Preliminary Plan Amendment 12013008B from March 14, 2022 to September 10, 2022. This is the second extension request associated with the Subject Applications. Staff recommends approval of the extension request.

No. 820210180, 82015012D,
12013008B
Completed: 02-16-2022

MCPB
Consent Item
03-03-2022

2425 Reddie Drive
Floor 14
Wheaton, MD 20902



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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 was granted an initial 60-day extension of the review period until March 14, 2022 on December 23, 2021. The Applicant now requests to extend the review period by 180 days, through September 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. Accordingly, the Applicant is requesting a 180-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.

ATTACHMENT

Attachment A: Extension Request

Steven A. Robins
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Elizabeth C. Rogers
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February 7, 2022

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 and Members of the Planning Board:

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 180-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. The Planning Board granted a 60-day extension until March 14, 2022. Accordingly, the Applications are tentatively scheduled for a Planning Board hearing on March 10, 2022.


The Applicant is seeking additional time to work through the comments raised both at the Development Review Committee ("DRC") meeting and in subsequent meetings with Technical Staff and various reviewing agencies. The Applicant team also has required additional time to work through these agency comments as a result of significant changes to the development team, which we beyond the Applicant's control. This has resulted in the need to bring other members of the consultant team up-to-speed on these Applications and the history of this multi-phase project.

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, a regulatory extension is not required for the Site Plan and Site Plan Amendment.


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 180-day extension of the Preliminary Plan to allow for the concurrent review of the Applications. The proposed extension of 180-days would last until September 10, 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. We are very excited about delivering the next building in Glenmont.

Very Truly Yours,



Steven A. Robins



Elizabeth C. Rogers

cc: Emily Tettelbaum
Parker Smith
Russ Gestl
Jimmy Roembke
Joshua Sloan
Mike Goodman



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 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: March 10, 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.	
<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) 657-0747		sarobins@lercheearly.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 6 months until September 10, 2022

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

Please see attached.

Signature of Person Requesting the Extension



Signature

02/07/2021

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 _____.