

PARK MONTGOMERY SKETCH PLAN NO. 320220030, SITE PLAN NO. 820220020, EXTENSION REQUEST NO. 2

Description

Second request to extend review period for the Sketch Plan from March 1, 2022 to April 3, 2022 and the Site Plan from March 3, 2022 to April 3, 2022. The Sketch Plan requests approval for up to 237,737 square feet of residential density for multifamily affordable housing development and the Site Plan proposes to construct a new multifamily affordable housing building up to 94,481 square feet for up to 76 units with structured parking, with an existing 143,526 square foot multifamily building with up to 141 units to remain onsite. The project is located at 8860 Piney Branch Avenue approximately 900 feet east of University Boulevard, zoned CRTF-1.6, C-0.0 R-1.6 H-140' on 3.45 acres within the 2013 *Long Branch Sector Plan*.

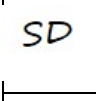
NO. 320220030, 820220020
COMPLETED: 2-11-2022

MCPB
Item No. 1 (Consent)
February 24, 2022

2425 Reddie Drive
Floor 14
Wheaton, MD 20902



Grace Bogdan, Planner III, DownCounty Planning, Grace.Bogdan@montgomeryplanning.org, 301.495.4533



Stephanie Dickel, Supervisor, DownCounty Planning, Stephanie.Dickel@montgomeryplanning.org, 301.495.4527



Elza Hisel-McCoy, Chief, DownCounty Planning, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115

LOCATION:

8860 Piney Branch Avenue approximately
900 feet east of University Boulevard

MASTER PLAN ZONE

2013 Long Branch Sector Plan

PROPERTY SIZE

3.45 acres

APPLICANT

Park Montgomery Limited Partnership

ACCEPTANCE DATE:

November 3, 2021

REVIEW BASIS:

Section 59.7.3.3.C, Section 59.7.3.4.C



Summary

- Section 50.7.3.3.C provides a 90-day review period for Sketch Plans. The Applicant recently received approval of a one-month extension request in order to allow the Sketch Plan to be heard by the Planning Board concurrently with the Site Plan (which per Section 59-7.3.4.C of the Zoning Ordinance is on a 120-day hearing clock).
- One of the topics pertinent to the Applications is the fee in lieu that the Applicant will be required to pay for the bike path along the subject property's frontage. The Planning Board is holding a discussion on this topic and is expected to provide policy guidance on February 17, 2022.
- To fully address the policy guidance from the Planning Board in the staff report and recommendations, the Applicant requests a one- (1) month extension.
- The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance. This is the second extension request associated with the subject project.

Attachments:

A. Applicant's Request



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

Effective: January 29, 2021

2425 Reedie Drive
 Wheaton, Maryland 20902

www.montgomeryplanning.org

Phone 301.495.4550
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REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1☐ Request #2

M-NCPPC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Park MontgomeryPlan No. 320220030;
820220020

This is a request for extension of:

☐ Project Plan☒ Sketch Plan☐ Preliminary Plan☒ Site PlanThe Plan is tentatively scheduled for a Planning Board public hearing on: 03/03/2022

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.)

Heather Dlhopsky

Wire Gill LLP

Name

Affiliation/Organization

4800 Hampden Lane, Suite 200

Street Address

Bethesda

MD

20814

City

State

Zip Code

(301) 263-6275

hdlhopsky@wiregill.com

Telephone Number

Fax Number

E-mail

We are requesting an extension for 1 months until 04/03/2022

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

Please see attached letter of explanation.

Signature of Person Requesting the Extension

Signature

01/24/2022

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 _____.



Heather Dlhopsky
hdlhopsky@wiregill.com
301-263-6275

January 24, 2022

Via Email to grace.bogdan@montgomeryplanning.org

Ms. Grace Bogdan
M-NCPPC
2425 Reedie Drive
Wheaton, MD 20902

Re: Park Montgomery Sketch Plan No. 320220030 and Site Plan No. 820220020 (the "Applications"): Request for Extension of Review Period

Dear Ms. Bogdan:

On behalf of Park Montgomery Limited Partnership (the "Applicant"), we are submitting this request for an extension of the review period for the Applications. Pursuant to Section 59-7.3.3.C of the Montgomery County Zoning Ordinance (the "Zoning Ordinance"), the Montgomery County Planning Board (the "Planning Board") is required to hold a public hearing on a Sketch Plan application within 90 days of acceptance of the application. The Applicant recently requested and received approval of a one-month extension request in order to allow the Sketch Plan to be heard by the Planning Board concurrently with the Site Plan (which per Section 59-7.3.4.C of the Zoning Ordinance is on a 120-day hearing clock).

We are now submitting this request for a one-month extension of both Applications. One of the topics pertinent to the Applications is the fee in lieu that the Applicant will be required to pay for the bike path along the subject property's frontage. The Planning Board is holding a discussion on this topic generally on February 17th, and it is our understanding that Staff of the Maryland-National Capital Park and Planning Commission would like this discussion to inform the Staff Report on the Applications. With a March 3rd Planning Board hearing date, the Staff Report would need to be posted the day after the February 17th Planning Board discussion. In order to allow Staff more time to finalize their report, we are submitting this additional one-month extension request, though we understand the Applications will likely be scheduled before the Planning Board on either March 10th or March 17th.

Thank you for your consideration of this request. Please contact us should you have any questions or require any additional information.

Sincerely,

Wire Gill LLP

A handwritten signature in blue ink, appearing to read "H. Dlhopsky", is written over the printed name.

Heather Dlhopsky