

**ROCK SPRING CENTRE:
PRELIMINARY PLAN AMENDMENT NO. 11998092C,
REGULATORY EXTENSION REQUEST #6;
SITE PLAN AMENDMENT NOS. 82003036C, 82004017C,
82009003A, REGULATORY EXTENSION REQUEST #4**

Description

Request to extend the regulatory review period for Preliminary Plan Amendment No. 11998092C and Site Plan Amendment Nos. 82003036C, 82004017C, and 82009003A through September 10, 2022.

Regulatory Extension Request
Completed: 3-4-2022

MCPB
Item No.
3-17-2022

Montgomery County
Planning Board
2425 Reddie Drive, Floor 14
Wheaton, MD 20902

Planning Staff

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LOCATION/ADDRESS

NW corner of the intersection of Old Georgetown Road and Rock Spring Drive, North Bethesda.

MASTER PLAN

Rock Spring Sector Plan

ZONE

CR-1.5, C-0.75, R-1.0, H-275 and CR-1.5, C-0.75, R-0.75, H-275 Zones

PROPERTY SIZE

53.4 acres

APPLICANT

Rock Spring Properties and Floyd E. Davis Company

ACCEPTANCE DATE

March 27, 2019 (Preliminary Plan Amendment); July 1, 2020 (Site Plan Amendments)

REVIEW BASIS

Chapters 50, 59

Summary:

- Section 50-4.1.E of the Subdivision Regulations and Section 59-7.3.4.C of the Zoning Ordinance state that Preliminary Plan and Site Plan applications must be scheduled for a public hearing within 120-days after the date an application is accepted. However, the Planning Board may extend these regulatory review periods.
- Preliminary Plan Amendment Application No. 11998092C was initially accepted on March 27, 2019, with a tentative Planning Board date of July 25, 2019. The Applicant previously submitted five extension requests, granted by the Planning Board on July 18, 2019, January 3, 2020, September 10, 2020, April 22, 2021 and most recently on December 9, 2021 for a tentative Planning Board date of March 24, 2022. On February 25, 2022, the Applicant submitted a sixth request to extend the regulatory review period from March 24, 2022 to September 10, 2022.
- Site Plan Amendment Applications Nos. 82003036C, 82004017C, and 82009003A were originally accepted on July 1, 2020, with a tentative Planning Board date of October 29, 2020. The Applicant previously submitted three extension requests, granted by the Planning Board on September 10, 2020, April 22, 2021, and most recently on December 9, 2021 for a tentative Planning Board date of March 24, 2022. On February 25, 2022, the Applicant submitted a fourth request to extend the regulatory review period from March 24, 2022 to September 10, 2022.
- Staff supports the extension requests for the reasons stated in Attachment A.

ATTACHMENT

Attachment A: Applicant's extension request