

GRAND PARK DEVELOPMENT

PRELIMINARY PLAN AMENDMENT NO. 12019016A

SITE PLAN NO. 820220040

EXTENSION REQUEST NO. 2

**Description**

Request to extend the regulatory review period for Preliminary Plan Amendment No. 12019016A & Site Plan No. 820220040 for three months, from April 28, 2022 to July 28, 2022. Staff recommends approval of the extension request.

No. 12019016A & 820220040  
Completed: 03-28-2022

MCPB  
04-07-2022

2425 Reddie Drive  
Floor 14  
Wheaton, MD 20902

## Planning Staff

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Mat	Matthew Folden, Supervisor, Mid-County Planning, <a href="mailto:Matthew.Folden@montgomeryplanning.org">Matthew.Folden@montgomeryplanning.org</a> , 301-495-4539
CS	Carrie Sanders, Chief, Mid-County Planning, <a href="mailto:Carrie.Sanders@montgomeryplanning.org">Carrie.Sanders@montgomeryplanning.org</a> , 301-495-4653

### LOCATION:

Southeast quadrant of the intersection of Old Georgetown Road and Executive Boulevard.

### MASTER PLAN/ ZONE:

2010 *White Flint Sector Plan*.

Zoned CR 4, C 2.0, R 3.5, H 250.

### PROPERTY SIZE:

5.93 acres

### APPLICANT:

Investment Partners, II LP as the contract purchaser of Phase 1 of the development, and Silverstone Bethesda Owner, LLC as the Applicant of the Site Plan.

### ACCEPTANCE DATE:

December 1, 2021.

### REVIEW BASIS:

Chapters 50 & 59



## Summary

- Section 50-4.1.E of the Subdivision Regulations states that Preliminary Plan applications must be scheduled for a public hearing within 120 days after the date an application is accepted.
- Section 59-7.3.4.C of the Zoning Ordinance states that Preliminary Plan and Site Plan applications must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Application was accepted on December 1, 2021 with an original tentative Planning Board date of March 31, 2022. The Planning Director approved a one-month extension of the regulatory review period, to April 28, 2022, on January 21, 2022.
- The Applicant is requesting a three-month extension of the regulatory review period, which requires Planning Board approval. The regulatory extension for the joint plan review period from April 28, 2022 to July 28, 2022 is required to adequately address final comments from Planning Staff and other agencies.
- Staff supports the Applicant's request to extend the review period with a tentative Planning Board date of July 28, 2022.

### ATTACHMENT

*Attachment A: Applicant's extension request*

# ATTACHMENT A



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

Effective: January 29, 2021

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Wheaton, Maryland 20902

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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:** GRAND PARK DEVELOPMENT      **Plan No.** 12019016A & 820220040

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: 03/31/2022

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.)


Patricia A. Harris	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) 841-3832	paharris@lercheearly.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 3 months until 07/21/2022

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

Working out issues related to right of way and the Western Workaround.

**Signature of Person Requesting the Extension**

  
\_\_\_\_\_  
*Signature*

3/11/22  
\_\_\_\_\_  
*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 \_\_\_\_\_.

\_\_\_\_\_