

CROSSROADS OF KENSINGTON

SITE PLAN NO. 820220030,

REGULATORY EXTENSION REQUEST NO. 3

Description

Request to extend the regulatory review period for Site Plan No. 820220030 from May 4, 2022 to June 3, 2022, with a tentative hearing date of June 2, 2022.

No. 820220030
Completed: 4-11-2022

MCPB
4-28-2022

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

Planning Staff

ET	Emily Tettelbaum, Planner III, Mid-County Planning, Emily.Tettelbaum@montgomeryplanning.org , 301-495-4569
MAF	Matthew Folden, Supervisor, Mid-County Planning, Matthew.Folden@montgomeryplanning.org , 301-495-4539
CS	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 March 3, 2022, the Planning Board approved 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.
- On April 7, 2022, the Applicant submitted a third request to extend the regulatory review period for one month until June 3, 2022, with a tentative hearing date of June 2, 2022.
- Staff supports the extension request for the reasons stated in Attachment A.

ATTACHMENT

Attachment A: Applicant's extension request dated April 7, 2022.

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

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

April 7, 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:

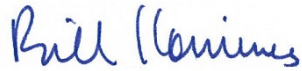
Our firm represents Mountain View Burleson, LLC (the "Applicant") in connection with the above-referenced Site Plan Application for the development of the property located at 10619 Connecticut Avenue in Kensington, Maryland (the "Property"). On behalf of the Applicant, and pursuant to Montgomery County Code Section 59-7.3.4.C, we respectfully request a 30-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. With the two previous extensions that have been granted, the regulatory review period for the Application is set to expire on May 4, 2022.

The Applicant is requesting additional time to work with the Department of Permitting Services ("DPS"), State Highway Administration ("SHA") and the Town of Kensington to obtain an approved Stormwater Concept Plan, which involves information and decisions by the all three parties, given the design of the existing stormdrain system that surrounds the Property. The proposed extension of 30-days would last until June 3, 2022, resulting in a Planning Board hearing no later than June 2, 2022. However, it is the Applicant's intention to work with DPS, SHA, and the Town during the review period so that the full extension period will not be needed. It is the Applicant and Planning Board Staff's collective desire for the case to be considered by the Planning Board as soon as practically feasible, once the Stormwater Concept Plan approval has been obtained.

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

Mr. Casey Anderson
April 7, 2022
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Very Truly Yours,

A handwritten signature in blue ink that reads "Bill Kominers".

William Kominers

A handwritten signature in blue ink that reads "Elizabeth C. Rogers".

Elizabeth C. Rogers

cc: Carrie Sanders
Matthew Folden
Emily Tettelbaum
Michael Sanders



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

Page 1 of 2

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Effective: December 5, 2014

Phone 301.495.4550
Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

☐ Request #1

☒ Request #3

M-NCPPC Staff Use Only

File Number Date Received	 	MCPB Hearing Date	
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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: April 28, 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	
Name		Affiliation/Organization	
7600 Wisconsin Avenue, Ste. 700			
Street Address			
Bethesda	MD	20814	
City	State	Zip Code	
(301) 841-3829	wkominers@lercheearly.com		
Telephone Number	ext.	Fax Number	E-mail

We are requesting an extension for 1 months until June 3, 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

Signature

4/07/2022

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 _____.