

**CENTURY: PRELIMINARY PLAN NO. 12002095C,
SITE PLAN NO. 82003007F, AND SKETCH PLAN NO. 32016002A
REGULATORY EXTENSION REQUEST NO. 1**

Description

Request to extend the regulatory review period from April 28, 2022 to September 29, 2022. Applications to replace two previously approved office buildings and one previously approved hotel with one new 13-story office building, two new eight-story hotel buildings (154 keys), and two new six-story multi-family/retail buildings (233 units). Staff recommends approval of the extension request.

NO. 12002095C, 82003007F,
AND 32016002A

COMPLETED: 4-15-2022

MCPB
Item #
4-28-2022

2425 Reedie Drive
Floor 14
Wheaton, MD 20902



Jeff Server, Planner III, Upcounty Planning, Jeffrey.Server@montgomeryplanning.org, 301-495-4513

Ryan Sigworth, Planner II, Upcounty Planning, Ryan.Sigworth@montgomeryplanning.org, 301-495-2112

Sandra Pereira, Supervisor, Upcounty Planning, Sandra.Pereira@montgomeryplanning.org, 301-495-2186

Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, 301-495-4561

LOCATION

On 20301 Century Boulevard, northeast of Cloverleaf Center

MASTER PLAN/ ZONE

2009 *Germantown Employment Area Sector Plan* and 2010 *Germantown Urban Design Guidelines*, CR-2.0, C-1.25, R-1.0, H-145T in the Germantown Transit Mixed Use Overlay Zone

PROPERTY SIZE

51.68 acres (Sketch & Preliminary Plans)
15.59 acres (Site Plan)

APPLICANT

Century Development Services, LLC

ACCEPTANCE DATE

December 29, 2021

REVIEW BASIS

Chapters 50, 59, and 22A



Summary

- Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C of the Zoning Ordinance generally state that Preliminary Plans and Site Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.
- Section 59.7.3.3.C of the Zoning Ordinance generally states that if a Sketch Plan is accepted for concurrent review with a Preliminary Plan, the Planning Board may schedule the public hearing within 120 days after the date an application is accepted.
- The Application was accepted on December 29, 2021, which established a Planning Board date no later than April 28, 2022.
- The Applicant is requesting a 1st extension for a period of five months, which will provide sufficient time for the Applicant to address review comments, revise the scope of proposed density, and coordinate required road, frontage, and bicyclist/pedestrian improvements. Granting the extension establishes a Planning Board date no later than September 29, 2022.
- Staff supports the Applicant’s request to extend the review period through September 29, 2022.

Attachment A – Applicant’s Extension Requests



8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
 Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Century **Plan No.** 12002095C

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: 4/28/2022

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.)

Patrick O'Neil Attorney
 Name Affiliation/Organization
 7600 Wisconsin Avenue, Suite 700
 Street Address
 Bethesda Maryland 20814
 City State Zip Code
 (301) 657-0738 ploneil@lercheary.com
 Telephone Number ext. Fax Number E-mail

We are requesting an extension for 5 months until 9/29/2022

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

This extension is being requested to allow sufficient time for agency coordination following the Applicant's recent first resubmittal of Sketch, Preliminary and Site Plan plans, all of which are being reviewed concurrently. The Development Review Committee design comments associated with these plans expressed significant concern with the design and massing of the office component of the project. In response, the Applicant has proposed a new development approach that would accomodate office density in the Sketch Plan and defer its placement and design to a later time when the development of other portions of the site becomes clearer. This new approach promises a better ultimate design. It also would obviate the need for a Transportation Impact Study because there is sufficient density to allow the non-office portion of the plans to move forward.

Applicant anticipates that the above changes will require several months to work through with the various reviewing agencies. Of course, it is the Applicant's intention to work with Staff during the extension period so that the Board's review can occur as early as possible (hopefully well in advance of the full extension period).

Signature of Person Requesting the Extension

Pat O'Neil
 Signature

4/15/2022
 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 _____.



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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: Century **Plan No.** 82003007F

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: 4/28/2022

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.)

Patrick O'Neil		Attorney	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Suite 700			
<i>Street Address</i>			
Bethesda		Maryland	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 657-0738		ploneil@lercheary.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

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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: Century **Plan No.** 32016002A

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: 4/28/2022

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Person requesting the extension:

Owner, Owner's Representative, Staff (check applicable.)

Patrick O'Neil		Attorney	
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7600 Wisconsin Avenue, Suite 700			
<i>Street Address</i>			
Bethesda		Maryland	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 657-0738		ploneil@lercheary.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

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