

**KINGSVIEW STATION, PRELIMINARY PLAN NO. 120210210
AND SITE PLAN NO. 820210130
REGULATORY EXTENSION REQUEST NO. 3**

Description

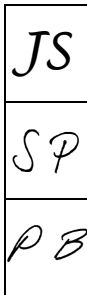
Request to extend the regulatory review period from June 23, 2022, to November 20, 2022. Application to create sixty-one (61) lots for Townhouses, two (2) lots for Retail/Service Establishments and six (6) HOA parcels and to construct 61 Townhouses including 8 MPDUs. Staff recommends approval of the extension request.

NO. 120210210 AND
820210130

COMPLETED: 6-8-2022

MCPB Item No. 4
6-23-2022

2425 Reedie Drive
Floor 14
Wheaton, MD 20902



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

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

Southeastern quadrant of the intersection of Clopper Road/MD 117 and Germantown Road/MD 118

MASTER PLAN/ ZONE

1989 *Approved and Adopted Germantown Master Plan*
CRNF-1.0, C-0.25, R-0.75, H-55 Zone

PROPERTY SIZE

9.94 acres

APPLICANT

Kingsview Station Joint Venture

ACCEPTANCE DATE

July 28, 2021

REVIEW BASIS

Chapter 50, 59, 22A



Summary

- Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C of the Zoning Ordinance generally states that Preliminary Plans and Site Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Application was accepted on July 28, 2021, which established a Planning Board date no later than November 25, 2021. On November 22, 2021, the Director granted a 30-day extension from November 25, 2021, to December 25, 2021. On December 23, 2021, the Planning Board approved a 6-month extension from December 25, 2021, to June 23, 2022.
- The Applicant is requesting a 3rd extension for a period of five months, which will provide sufficient time to work through a few outstanding comments from Staff. Granting the extension establishes a Planning Board date no later than November 17, 2022.
- Staff supports the Applicant's request to extend the review period through November 20, 2022.

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

June 7, 2022

VIA ELECTRONIC DELIVERY

The Honorable 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: Kingsview Station Extension Request for
Preliminary Plan No. 120210210
Site Plan No. 820210130

Dear Chairman Anderson and Members of the Board:

Our firm represents Kingsview Station Joint Venture (the “Applicant”) in connection with the above-referenced Preliminary and Site Plan Applications for the development of the Property located in the southeastern quadrant of the intersection of Clopper Road (MD Route 117) and Germantown Road (MD Route 118) (the “Property”). On behalf of the Applicant, and pursuant to Montgomery County Code Sections 50.4.1.E and 59.7.3.4C, we respectfully request a 150-day extension of the time in which the Planning Board is required to hold a public hearing on the above referenced Applications. The Applications were initially accepted on July 28, 2021. With the two previous extensions that have been granted, the regulatory review period for the Applications are set to expire on June 23, 2022.

The Applicant is requesting additional time to work through a few outstanding comments raised by Technical Staff. Accordingly, the proposed extension of 150-days would last until November 20, 2022, resulting in a Planning Board hearing no later than November 17, 2022. However, it is the Applicant’s intention to work with Staff during the review period so that the full extension period will not be needed.

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

Very truly yours,


Elizabeth C. Rogers



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

Page 1 of 2

2425 Reedie Drive
Wheaton, Maryland 20902

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Effective: January 29, 2021

Phone 301.495.4550
Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1

☒ Request #3

M-NCPPC Staff Use Only

File Number Date Received	 	MCPB Hearing Date	
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Plan Name: Kingsview Station

Plan No. 820210130 & 120210210

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: 06/23/2022

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.)

Elizabeth Rogers		Lerch, Early & Brewer, Chtd.	
Name		Affiliation/Organization	
7600 Wisconsin Avenue, Suite 700			
Street Address			
Bethesda	MD	20814	
City	State	Zip Code	
(301) 841-3845	ecrogers@lercheearly.com		
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 5 months until 11/20/2022

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

See attached.

Signature of Person Requesting the Extension

Signature

06/07/2022

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 _____.