

SHOPS AT TRAVILAH: SITE PLAN NO. 820220140

REGULATORY REVIEW EXTENSION REQUEST NO. 1

Description

Request to extend the regulatory review period by two months from August 4, 2022 until October 4, 2022: Application to construct a 5,681 square foot retail building and a 12,762 square foot daycare center.

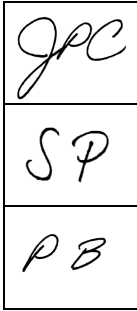
NO. 820220140

COMPLETED: 7/15/2022

MCPB

Preliminary Matters
7/28/2022

2425 Reedie Drive
Floor 14
Wheaton, MD 20902



Jonathan Casey, Planner II, Upcounty, Jonathan.Casey@montgomeryplanning.org, 301-495-2162

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

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

LOCATION:

On the southside of Travilah Road,
approximately 250 feet west of its intersection
with Piney Meetinghouse Road

MASTER PLAN

2002 Potomac Subregion Master Plan

MASTER PLAN ZONE

NR-0.75 H-45

PROPERTY SIZE

1.96 Acres

APPLICANT

Travilah-WHM, LP

ACCEPTANCE DATE:

April 6, 2022

REVIEW BASIS:

Chapter 59 and 22A



Summary

- Section 59.7.3.4.C of the Zoning Ordinance states that Site Plans 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.
- On July 11, 2022, the Applicant requested that the review period for the Site Plan be extended by two months, from August 4, 2022 to October 4, 2022.
- This extension will allow the Applicant time to coordinate frontage improvements and finalize the Application.
- The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance.
- Staff recommends APPROVAL of the extension request.

Attachment A: Applicant's Request



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

Page 1 of 2

2425 Reedy 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 #2

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

Plan Name: Shops at Travilah **Plan No.** 120210090

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: 8/4/2022

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.)

Casey L. Cirner, Esquire		Applicant's Attorney/Miles & Stockbridge P.C.	
<i>Name</i>		<i>Affiliation/Organization</i>	
11 N. Washington Street, Suite 700			
<i>Street Address</i>			
Rockville	MD	<input type="checkbox"/>	20850
<i>City</i>	<i>State</i>	<i>Zip Code</i>	
(301) 642-3450	(301) 517-4817	ccirner@milesstockbridge.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 2 months months until 9/29/2022

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

See the attached request letter.

Signature of Person Requesting the Extension

Signature

7/11/2022

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 _____.



Casey L. Cirner
301.517.4817
ccirner@milesstockbridge.com

July 11, 2022

Chair Casey Anderson, Esq.
Members of the Montgomery County Planning Board
c/o Jonathan Casey, Senior Planner, Upcounty Division
Maryland-National Capital Park and Planning Commission
2425 Reddie Drive, 13th Floor
Wheaton, MD 20902

Re: Regulatory Extension Request
Site Plan 820220140 – Shops at Travilah (the “Application”)
14119 Travilah Road, Potomac, MD (the “Property”)

Dear Chairman Anderson and Members of the Montgomery County Planning Board:

On behalf of Travillah-WHM LP (“Applicant”), I hereby submit this regulatory extension request to continue the August 4, 2022 Planning Board public hearing for approximately 60 days or until September 29, 2022, the last Thursday within said 60 day period.

This Application was accepted on April 6, 2022. As such, the public hearing is scheduled for August 4, 2022, the beginning of the Planning Board’s summer recess. What’s more is that a 30-day administrative extension is inadequate because it will still result in a public hearing date during the Planning Board’s summer recess. Therefore, a 60-day extension is requested to allow the Application to be reviewed after the Planning Board’s summer recess and to provide Staff some scheduling flexibility.

We appreciate your consideration of this request and are available to answer any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Casey L. Cirner', is written over a light blue horizontal line.

Casey L. Cirner

cc: William P. Magruder, Travillah – WHM LP
Scott Wolford, AICP, RLA, Colliers Engineering