™ Montgomery Planning

CENTURY: SKETCH PLAN NO. 32016002A, PRELIMINARY PLAN NO. 12002095C, AND SITE PLAN NO. 82003007F



Description

Request to extend the regulatory review period from September 29, 2022 to March 30, 2023. 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. 32016002A, 12002095C, AND 82003007F

COMPLETED: 9-16-2022

MCPB Item # 9-29-2022 2425 Reedie Drive Floor 14 Wheaton, MD 20902

Montgomeryplanning.org

JS	Jeff Server, Planner III, Upcounty Planning, <u>Jeffrey.Server@montgomeryplanning.org</u> , 301-495-4513
RS	Ryan Sigworth, Planner II, Upcounty Planning, <u>Ryan.Sigworth@montgomeryplanning.org</u> , 301-495-2112
SP	Sandra Pereira, Supervisor, Upcounty Planning, <u>Sandra.Pereira@montgomeryplanning.org</u> , 301-495-2186
PB	Patrick Butler, Chief, Upcounty Planning, <u>Patrick.Butler@montgomeryplanning.org</u> , 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



- 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 first extension was granted by the Planning Board until September 29, 2022.
- The Applicant is requesting a 2nd extension for a period of six months, which will provide sufficient time for the Applicant to address review comments, revise the scope of proposed density, coordinate required road, frontage, and bicyclist/pedestrian improvements, as well as coordinate development plans with an adjacent property owner who also has plans to develop their site. Granting the extension establishes a Planning Board date no later than March 30, 2023.
- Staff supports the Applicant's request to extend the review period through March 30, 2023.

Attachment A – Applicant's Extension Requests

Attachment A



Montgomery County Planning DepartmentMaryland-National Capital Park and Planning Commission

Effective: December 5, 2014

Page 1 of 2

8787 Georgia Avenue Silver Spring, Maryland 20910-3760	www.montac	omeryplanning.org		Phone 301.495.4550 Fax 301.495.1306
REGULATORY PLAN				
REGOLATORTTEAR	EXTENSION REC	Request #	#1	et #2
	M-NCPPO	Staff Use Only	*1 [*]Teques	
File Number	WI-INCEFC	Stall Ose Olly	Manager Committee of the	
Date Received		MCPB Hearing Date		
Di al Cantura			DI N - 1200200	isc.
Plan Name: Century			_Plan No. <u>1200209</u>	130
This is a request for extension of:	☐ Project Plan ☐ Preliminary P	lan 🔲	Sketch Plan Site Plan	
The Plan is tentatively scheduled	for a Planning Board pub	olic hearing on: 9/2	29/2022	
The Planning Director may postpo beyond 30 days require approval			nout Planning Board	d approval. Extensions
Person requesting the extension Owner, ✓ Owner's Representative		.)		
Patrick O'Neil		Attorney		
Name	72 12 12 12	Affiliation/Organiz	ation	
7600 Wisconsin Avenue, Suite 700				
Street Address Bethesda			Maryland	20814
City			State	Zip Code
(301) 657-0738	<u>_</u>	@lerchearly.com		
Telephone Number ext. Fax Nu	umber E-mail			
We are requesting an extension f	or 6 months u	ntil 3/30/2023	·	
Describe the nature of the extens	sion request. Provide a so	eparate sheet if ne	cessarv.	
This extension is being requested to adjacent property to the east, who a purchased the former Thermo Fishe the Applicant and SRP have been in Germantown Sector Plan requirement. The Applicant anticipates that the all during the extension period so that extension period).	o allow time for the Applicant also has plans to develop its er property on July 1, 2022. In discussions about a joint pents. The outcome of this ef	t to coordinate its de site. This owner, SF Both properties are in lan that would seek fort will certainly affet al months. Of cours	velopment plans with RP 20301 Century Bo in the same Sketch Plate to fully address the apect the pending Prelimination in the same see, it is the Applicant's	ulevard LLC ("SRP"), an. Since SRP's purchase, oplicable Sketch Plan and inary Plan Amendment.

Signature of Person Requesting the Extension

Signature

9/13/2022 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 Plann	ing 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



Montgomery County Planning DepartmentMaryland-National Capital Park and Planning Commission

Effective: December 5, 2014

8787 Georgia Avenue

Phone 301.495.4550

Silver Spring, Maryland 20910-3760	www.montge	omeryplanning.org		Fax 301.495.1306
REGULATORY PLAN	EXTENSION REC	QUEST		
		☐Request #	1 Reques	et #2
EACOUTE DESCRIPTION OF THE PROPERTY OF THE PRO	M-NCPP(C Staff Use Only		
File Number Date Received		MCPB Hearing Date		
Plan Name: Century			_Plan No. <u>8200300</u>	7F
This is a request for extension of:	☐ Project Plan☐ Preliminary F	Plan 🔽	Sketch Plan Site Plan	
The Plan is tentatively scheduled	for a Planning Board put	olic hearing on: $9/2$	29/2022	
The Planning Director may postpo beyond 30 days require approval			out Planning Board	approval. Extensions
Person requesting the extensio ☐ Owner, ☑ Owner's Representative		.)		
Patrick O'Neil		Attorney		
Name 7600 Wisconsin Avenue, Suite 700	<u> </u>	Affiliation/Organiza	ation	
Street Address Bethesda			Maryland	20814
City (301) 657-0738	plonwil	@lerchearly.com	State	Zip Code
Telephone Number ext. Fax Nu	mber E-mail			
We are requesting an extension for Describe the nature of the extension		ntil 3/30/2023	cessary.	
This extension is being requested to adjacent property to the east, who all purchased the former Thermo Fisher the Applicant and SRP have been in Germantown Sector Plan requireme	so has plans to develop its r property on July 1, 2022. I discussions about a joint p nts. The outcome of this ef	site. This owner, SR Both properties are in lan that would seek t fort will certainly affe	RP 20301 Century Bount the same Sketch Plate of fully address the appoint the pending Site Plate the pending Site Site Site Site Site Site Site Site	llevard LLC ("SRP"), n. Since SRP's purchase, plicable Sketch Plan and an Amendment.
The Applicant anticipates that the abduring the extension period so that the extension period).	ove work will require sever ne Planning Board's review	al months . Of cours can occur as early a	e, it is the Applicant's s possible (hopefully v	intention to work with Staff well in advance of the full

Signature of Person Requesting the Extension

Signature

Extension Review



Montgomery County Planning DepartmentMaryland-National Capital Park and Planning Commission

Effective: December 5, 2014

8787 Georgia Avenue Silver Spring, Maryland 20910-3760

Phone 301.495.4550 Fax 301.495.1306

Silver Spring, Maryland 20910-3760 www.montgome	eryprammy.org	Fax 301.495.1306
REGULATORY PLAN EXTENSION REQU	JEST	
	Request #1	Request #2
M-NCPPC St	taff Use Only	
File Number Date Received M	ICPB Hearing Date	
Plan Name: Century	Plan N	o. 32016002A
This is a request for extension of: Project Plan Preliminary Plan	Sketch Site Pla	
The Plan is tentatively scheduled for a Planning Board public	hearing on: 9/29/2022	
The Planning Director may postpone the public hearing for up beyond 30 days require approval from the Planning Board. Person requesting the extension:	o to 30 days without Plar	nning Board approval. Extensions
Owner, Owner's Representative, Staff (check applicable.)		
Patrick O'Neil	Attorney	
Name 7600 Wisconsin Avenue, Suite 700	Affiliation/Organization	II.
Street Address Bethesda	Maryland	20814
City (301) 657-0738 plonwil@le	State erchearly.com	Zip Code
Telephone Number ext. Fax Number E-mail	renearly.com	
We are requesting an extension for 6 months until		
This extension is being requested to allow time for the Applicant to adjacent property to the east, who also has plans to develop its site purchased the former Thermo Fisher property on July 1, 2022. Bott the Applicant and SRP have been in discussions about a joint plan Germantown Sector Plan requirements. Planning Staff has been very the Applicant anticipates that the above efforts will require several Staff during the extension period so that the Planning Board's reviewed.	coordinate its developmente. This owner, SRP 20301 high properties are in the same that would seek to fully advery supportive of this effort months. Of course, it is the coordinate of the course of the coordinate of the coordina	Century Boulevard LLC ("SRP"), e Sketch Plan. Since SRP's purchase, dress the applicable Sketch Plan and ne Applicant's intention to work with
full extension period).		

Signature of Person Requesting the Extension

Signature

Extension Review