

**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 Reddie Drive  
Floor 14  
Wheaton, MD 20902



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Patrick Butler, Chief, Upcounty Planning, [Patrick.Butler@montgomeryplanning.org](mailto: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 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.



**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 \_\_\_\_\_.



8787 Georgia Avenue  
 Silver Spring, Maryland 20910-3760

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 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.** 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: 9/29/2022

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
<i>City</i>	<i>State</i>
(301) 657-0738	plonwil@lercheearly.com
<i>Telephone Number</i>	<i>E-mail</i>
<i>ext.</i>	<i>Fax Number</i>
	20814
	<i>Zip Code</i>

We are requesting an extension for 6 months until 3/30/2023

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

This extension is being requested to allow time for the Applicant to coordinate its development plans with the new owner of the adjacent property to the east, who also has plans to develop its site. This owner, SRP 20301 Century Boulevard LLC ("SRP"), purchased the former Thermo Fisher property on July 1, 2022. Both properties are in the same Sketch Plan. Since SRP's purchase, the Applicant and SRP have been in discussions about a joint plan that would seek to fully address the applicable Sketch Plan and Germantown Sector Plan requirements. The outcome of this effort will certainly affect the pending Site Plan Amendment.

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

**Signature of Person Requesting the Extension**

Patrick O'Neil  
 Signature

9/13/2022  
 Date

**Extension Review**

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     Preliminary Plan       Site Plan

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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		plonwil@lercheearly.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

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The Applicant anticipates that the above efforts will require several months. Of course, it is the Applicant's intention to work with Staff during the extension period so that the Planning 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

9/13/2022  
 Date

**Extension Review**

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