

SHOPS AT TRAVILAH: SITE PLAN NO. 820220140, REGULATORY REVIEW EXTENSION REQUEST NO. 2

Description

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

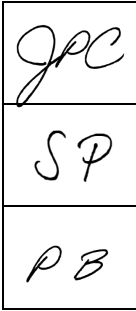
NO. 820220140

COMPLETED: 9/19/2022

MCPB

Preliminary Matters
9/29/2022

2425 Reddie 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.
- On July 28, 2022, the Planning Board granted a 2-month extension from August 4, 2022 until October 4, 2022.
- The Applicant is requesting a second extension for a period of two months to revise their stormwater management concept and finalize the Application. Granting the extension establishes a Planning Board date no later than December 4, 2022.
- 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 form and letter



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

Effective: January 29, 2021

2425 Reedie Drive
Wheaton, Maryland 20902

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Phone 301.495.4550
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REGULATORY REVIEW EXTENSION REQUEST

 Request #1 Request #2

M-NCPPC Staff Use Only

| | | | |
|------------------------------|-------|-------------------|-------|
| File Number Date Received | _____ | MCPB Hearing Date | _____ |
|------------------------------|-------|-------------------|-------|

Plan Name: Shops at Travilah **Plan No.** 820220140

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 (with prior extension having been until October 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 <i>Name</i> | Applicant's Attorney/Miles & Stockbridge P.C. <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 until 12/4/2022

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

9/14/2022

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

September 14, 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 #2
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 second regulatory extension request for 2 months (61 days) or until December 4, 2022. This request will continue the September 29, 2022 Planning Board public hearing until on or before December 1, 2022, the last Thursday within the extended regulatory timeframe.

This Application was accepted on April 6, 2022, resulting in the original public hearing date occurring within the Planning Board’s summer recess (August 4, 2022). Accordingly, on July 28, 2022, the Planning Board granted a regulatory extension for this Application until October 4, 2022 and the public hearing was scheduled for September 29, 2022. However, due to circumstances that became known following the initial regulatory extension, the Applicant needs additional time to obtain the necessary stormwater management plan approvals from the Department of Permitting Services (“DPS”), finalize the Site Plan in accordance with agency discussions and for Maryland-National Capital Park and Planning Staff to review the revised plans prior to the public hearing. As such, the Applicant respectfully requests this 2-month regulatory extension to allow adequate time to obtain the DPS approvals driving this request.

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