

# ATTACHMENT J

Montgomery Planning

## ROCK SPRING CENTRE: PRELIMINARY PLAN AMENDMENT NO. 11998092C, REGULATORY EXTENSION REQUEST #8; SITE PLAN AMENDMENT NOS. 82003036C, 82004017C, 82009003A, REGULATORY EXTENSION REQUEST #6

### Description

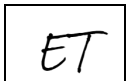
Request to extend the regulatory review period for Preliminary Plan Amendment No. 11998092C and Site Plan Amendment Nos. 82003036C, 82004017C, and 82009003A through February 9, 2023.

Regulatory Extension Request  
Completed: 10-26-2022

MCPB  
Item No.  
11-03-2022

Montgomery County  
Planning Board  
2425 Reddie Drive, Floor 14  
Wheaton, MD 20902

## Planning Staff



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### LOCATION/ADDRESS

NW corner of the intersection of Old Georgetown Road  
and Rock Spring Drive, North Bethesda.

### MASTER PLAN

2017 *Rock Spring Sector Plan*

### ZONE

CR-1.5, C-0.75, R-1.0, H-275 and CR-1.5, C-0.75, R-  
0.75, H-275 Zones

### PROPERTY SIZE

53.4 acres

### APPLICANT

Rock Spring Properties and Floyd E. Davis  
Company

### ACCEPTANCE DATE

March 27, 2019 (Preliminary Plan Amendment);  
July 1, 2020 (Site Plan Amendments)

### REVIEW BASIS

Chapters 50, 59



## Summary:

- Section 50-4.1.E of the Subdivision Regulations and Section 59-7.3.4.C of the Zoning Ordinance state that Preliminary Plan and Site Plan applications must be scheduled for a public hearing within 120 days after the date an application is accepted. However, the Planning Board may extend these regulatory review periods.
- Preliminary Plan Amendment Application No. 11998092C was initially accepted on March 27, 2019, with a tentative Planning Board date of July 25, 2019. The Applicant previously submitted seven extension requests, granted by the Planning Board on July 18, 2019, January 3, 2020, September 10, 2020, April 22, 2021, December 9, 2021, March 17, 2022, and most recently on July 28, 2022 for a tentative Planning Board date of November 10, 2022. On October 17, 2022, the Applicant submitted an eighth request to extend the regulatory review period from November 10, 2022 to February 9, 2023.
- Site Plan Amendment Application Nos. 82003036C, 82004017C, and 82009003A were originally accepted on July 1, 2020, with a tentative Planning Board date of October 29, 2020. The Applicant previously submitted five extension requests, granted by the Planning Board on September 10, 2020, April 22, 2021, December 9, 2021, March 17, 2022, and most recently on July 28, 2022 for a tentative Planning Board date of November 10, 2022. On October 17, 2022, the Applicant submitted a sixth request to extend the regulatory review period from November 10, 2022 to February 9, 2023.
- Staff supports the extension requests for the reasons stated in Attachment A.

### ATTACHMENT

*Attachment A: Applicant's extension request*

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October 17, 2022

**VIA ELECTRONIC DELIVERY**

Montgomery County Planning Board  
Maryland National Capital Park and Planning Commission  
2425 Reedie Drive, 14<sup>th</sup> Floor  
Wheaton, MD 20902

Re: Rock Spring Centre Regulatory Extension Requests for  
Preliminary Plan Amendment No. 11998092C  
Site Plan Amendment Nos. 82003036C, 82004017C & 82009003A

Dear Montgomery County Planning Board:

Our firm represents Rock Spring Properties and Floyd E. Davis Company (as authorized representatives of the various family ownership entities) (the “Applicant”), together with Buchanan Partners (as Owners’/Applicants’ Representative and Development Partner) (“Buchanan”), in connection with the above-referenced Preliminary and Site Plan Amendment Applications for the 54 acre Rock Spring Centre property (the “Property”). On behalf of the Applicant and Buchanan, and pursuant to Montgomery County Code Sections 50.4.1.E and 59.7.3.4C, we respectfully request a 91-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 March 26, 2019 (Preliminary Plan) and June 24, 2020 (Site Plans). The Planning Board has granted previous extensions of the Applications, including, most recently, a two-month extension on July 28, 2022. Accordingly, the Preliminary Plan and Site Plan Amendments collectively are tentatively schedule for a November 10, 2022 Planning Board hearing.

The Applicant and Buchanan have expended significant time and resources in diligently pursuing the Amendments and importantly, continue to do so today, working closely with Planning Staff and Staff from the other various agencies. The previous extensions were required to accommodate a larger scope for Phase One, at the request of Planning Staff; and to work through the comments raised at the Development Review Committee (“DRC”) meeting with Technical Staff and the various reviewing agencies, including building architecture, roadway design for Rock Spring Drive, recreational amenities etc. Details regarding the issues that have been worked through are included in the Applicant's previous extension requests.

We are happy to say that the Applicant has been able to work through these issues with the various reviewing agencies and are working to receive final agency letters, so that we can

bring the Applications before the Planning Board in the very near future. Also, in light of the recent events transpiring at the Planning Board, and the schedule uncertainties with the Board's hearings in the upcoming weeks/months, it would be prudent to request an additional 91 day extension to ensure that the Project's regulatory review period does not lapse during this transitional time. This 91-day extension will provide an extension until February 9, 2023. Of course, it is the Applicant and Buchanan's intention to work with Staff during the review period so that the Board's review can occur as early as possible.

This much anticipated project is on the cusp of commencing and Staff and the Applicant have been working very hard on the various aspects of the Amendments. We are extremely excited by the progress being made on the Project. We look forward to presenting these Applications to the Board in the near future. Thank you for your consideration of this matter.

Very truly yours,



Steven A. Robins



Elizabeth C. Rogers

cc: Tanya Stearns  
Robert Kronenberg  
Carrie Sanders  
Emily Tettelbaum  
Chris Camalier  
John Davis  
Russ Gestl  
Jimmy Roembke