

9801 GEORGIA AVENUE
SKETCH PLAN NO. 320230020
EXTENSION REQUEST NO. 1



Description

Request to extend review period for the Sketch Plan from February 16, 2023 to March 30, 2023. This is the first extension request. The Sketch Plan proposes to redevelop an existing medical office into a mixed-use development with up to 415 residential units and 5,000 square feet of commercial development. The project is located at 9801 Georgia Avenue, zoned CRT-2.5 C-2.5 R-2.5 H-120' on 3.97 acres within the 2020 *Forest Glen/Montgomery Hills Sector Plan*.

No. 320230020

Completed: 2-6-2023

MCPB
Item No.3
2-16-2023

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



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Carrie Sanders, Chief, Midcounty Planning, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

LOCATION:

9801 Georgia Avenue

MASTER PLAN ZONE:

2020 Forest Glen/Montgomery Hills Sector Plan

PROPERTY SIZE:

3.97 acres

APPLICANT:

JLB Realty, LLC

ACCEPTANCE DATE:

November 16, 2022

REVIEW BASIS:

Section 59.7.3.3.C



Summary

- Section 59.7.3.3.C provides a 120-day review period for Sketch Plan hearings. The Planning Board may extend this period.
- The Applicant requests an extension for the review period of the Sketch Plan to address all agency comments. The Sketch Plan is complicated by three frontages with requirements from MCDOT and MDSHA, as well as numerous recommendations in the Sector Plan regarding open space and environmental enhancements, and integration of a WMATA entrance for the Forest Glen Metro Station.

ATTACHMENT

Attachment A: Applicant's Extension Request



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

2425 Reedie Drive
Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: January 29, 2021

Phone 301.495.4550

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REGULATORY REVIEW EXTENSION REQUEST

☒ Request #1

☐ Request #2

M-NCPPC Staff Use Only

File Number		MCPB Hearing Date	
Date Received			

Plan Name: 9801 Georgia Avenue

Plan No. 320230020

This is a request for extension of:

☐ Project Plan
☐ Preliminary Plan

☒ Sketch Plan
☐ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 02/16/2023

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.)

Erin Girard

Miles & Stockbridge, P.C.

Name

Affiliation/Organization

11 North Washington Street, Suite 700

Street Address

Rockville

MD



20850

City

State

Zip Code

(301) 517-4804

(301) 517-4804

egirard@milesstockbridge.com

Telephone Number

Fax Number

E-mail

We are requesting an extension for 2 months until 3/30/2023

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

Given the complexities of the project, including the many street frontages, sector plan recommendations, impactful public projects by MCDOT and SHA, and the number of staff comments received after resubmission, more time is necessary to work through various issues.

Signature of Person Requesting the Extension

Erin E. Girard

01/20/2023

Date

Signature

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 _____.