

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 March 30, 2023 to June 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).

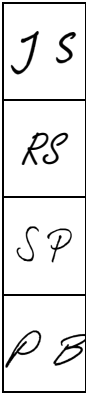
NO. 32016002A, 12002095C,
AND 82003007F

COMPLETED: 3-17-2023

MCPB
Item #
3-30-2023

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

Montgomeryplanning.org



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Patrick Butler, Chief, Upcounty Planning, 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 second extension was granted by the Planning Board until March 30, 2023.
- The Applicant is requesting a third extension for a period of six months, which would provide sufficient time for the Applicant to finalize the proposed density in conformance with the Sector Plan recommended ratio of commercial-to-residential development and coordinate required road, frontage, and bicyclist / pedestrian improvements along Century Boulevard.
- Staff recommends an extension for a period of three months. Granting the extension would establish a Planning Board date no later than June 30, 2023.



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 Request #3

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Century **Plan No.** 12002095C

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: 03/30/2023

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.)

Patrick O'Neil	Attorney/Lerch, Early & Brewer, Chtd.
<i>Name</i>	<i>Affiliation/Organization</i>
7600 Wisconsin Avenue, Suite 700	
<i>Street Address</i>	
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(301) 657-0738	20814
<i>Telephone Number</i>	<i>Zip Code</i>
	ploneil@lercheearly.com
<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 6 months until 09/30/2023

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 determine a path forward with Planning Staff regarding conformance with the applicable sector plan, Germantown Froward (2009). The sector plan identifies a ratio of residential development in relation to commercial development, with a preference for commercial development. The Applicant sought to address the ratio in coordination 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 and there was a concerted effort to jointly address the ratio issue through a combined Sketch Plan. Unfortunately, these efforts were unsuccessful and the Applicant is re-engaging with Planning Staff to determine an alternate pathway toward an acceptable residential/commercial ratio for the Applicant's project. The outcome of this effort will certainly affect the pending Preliminary 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

Pat O'Neil
Signature

3/14/2023
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 _____.



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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2 Request #3

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: 03/30/2023

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.)

Patrick O'Neil	Attorney/Lerch, Early & Brewer, Chtd.
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<i>City</i>	<i>State</i>
(301) 657-0738	ploneil@lercheearly.com
<i>Telephone Number</i>	<i>E-mail</i>
	20814
	<i>Zip Code</i>

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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

Pat O'Neil
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