

**MONTGOMERY COUNTY MEDICAL CENTER**

**SKETCH PLAN NO. 320230010**

**PRELIMINARY PLAN AMENDMENT NO. 11986115D**

**EXTENSION REQUEST NO. 1**

**Description**

Request to extend the regulatory review period for the Sketch Plan and Preliminary Plan Amendment for 6 months, from March 2, 2023 to September 7, 2023. Staff recommends approval of the extension request.

Nos. 320230010 & 11986115D

Completed: 03-03-23

MCPB

Item No. 3

03-23-2023

Montgomery County



Planning Board

2425 Reedie Drive

Floor 14

Wheaton, MD 20902

## Planning Staff

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	Carrie Sanders, Chief, Midcounty Planning, <a href="mailto:Carrie.Sanders@montgomeryplanning.org">Carrie.Sanders@montgomeryplanning.org</a> , 301-495-4653

## Summary

- Section 59.7.3.3.C of the Zoning Ordinance and Section 50.4.1.E of the Subdivision Regulations state that both applications must be scheduled for a public hearing within 120 days after the date an application is accepted when reviewed concurrently.
- The Application Sketch Plan was accepted on July 5, 2022, and the Preliminary Plan Amendment was accepted June 29, 2022, with an original tentative Planning Board date of March 2, 2023.
- The Applicant is requesting a 6-month extension of the regulatory review period, which requires Planning Board approval. The regulatory extension for the Sketch Plan and Preliminary Plan Amendment review period from March 2, 2023, to September 7, 2023, is needed for the applicant to reassess the timing for this development within the current real estate market. The proposed 6-month extension should be a sufficient amount of time to determine project timeframes and deliverables in light of the fluid market conditions.
- Staff supports the Applicant's request to extend the review period with a tentative Planning Board date of September 7, 2023.

### LOCATION:

Southeast quadrant intersection of Key West Avenue and Broschart Road.

### MASTER PLAN/ZONE:

2010 *Great Seneca Science Corridor Master Plan*

Zoned LSC-1.5 H-150 T

### PROPERTY SIZE:

40.71 Acres

### APPLICANT:

ARE-Maryland No. 53, LLC - Preliminary Plan Amendment

ARE-Maryland No. 31, LLC - Sketch Plan

### ACCEPTANCE DATE:

November 2, 2022

### REVIEW BASIS:

Chapters 50 & 59

### ATTACHMENT

*Attachment A: Applicant's extension request*

# ATTACHMENT A



**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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## REGULATORY REVIEW EXTENSION REQUEST

Request #1       Request #2

M, NCRPPC Staff Use Only			
File Number Date Received	_____	MCPB Hearing Date	_____

**Plan Name:** Montgomery County Medical Center      **Plan No.** 1198115D & 320230010

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: 03/02/2023

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	Lerch, Early and Brewer, CHTD
Name	Affiliation/Organization
7600 Wisconsin Avenue, Suite 700	
Street Address	
Bethesda	MD
City	State
(301) 657-0738	<input checked="" type="checkbox"/> 20814
Telephone Number	Zip Code
	ploneil@lercheearly.com
Fax Number	E-mail

We are requesting an extension for 6 months until 9/7/2023

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

While the Applicant is committed to growing its Montgomery County biotech presence, it is in the process of reassessing the timing for this development. The proposed 6-month extension should be a sufficient amount of time to determine project timeframes and deliverables in light of fluid market conditions. The Applicant looks to expedite the work at the proper time and anticipates being at the forefront of any new biotech development in the Life Sciences Center.

**Signature of Person Requesting the Extension**

Pat O'Neil  
 Signature

2/21/23  
 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 \_\_\_\_\_.