

**KINGSVIEW STATION, PRELIMINARY PLAN NO. 120210210
AND SITE PLAN NO. 820210130
REGULATORY EXTENSION REQUEST NO. 5**

Description

Request to extend the regulatory review period from May 19, 2022 to July 27, 2023. Application to create sixty-one (61) lots for Townhouses, two (2) lots for Retail/Service Establishments and six (6) HOA parcels and to construct 61 Townhouses including 8 MPDUs. Staff recommends approval of the extension request.

NO. 120210210 AND
820210130

COMPLETED: 5-5-2023

MCPB Item No.
5-18-2022

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

RS

Ryan Sigworth AICP, Planner II, Upcounty Planning, ryan.sigworth@montgomeryplanning.org, 301-495-2112

SP

Sandra Pereira RLA, Supervisor, Upcounty Planning, Sandra.Pereira@montgomeryplanning.org, 301-495-2186

PB

Patrick Butler AICP, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, 301-495-4561

Summary

LOCATION

Southeastern quadrant of the intersection of Clopper Road/MD 117 and Germantown Road/MD 118

MASTER PLAN/ ZONE

1989 *Approved and Adopted Germantown Master Plan*
CRNF-1.0, C-0.25, R-0.75, H-55 Zone

PROPERTY SIZE

9.94 acres

APPLICANT

Kingsview Station Joint Venture

ACCEPTANCE DATE

July 28, 2021

REVIEW BASIS

Chapter 50, 59, 22A

- 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.
- The Application was accepted on July 28, 2021, which established a Planning Board date no later than November 25, 2021. On November 22, 2021, the Director granted a 30-day extension from November 25, 2021, to December 25, 2021. On December 23, 2021, the Planning Board approved a 2nd extension for a 6-month period from December 25, 2021, to June 23, 2022. On June 23rd, 2022, the Planning Board approved a 3rd extension for a 6-month period from June 23, 2022 to November 20, 2022. On November 17th, 2022, the Planning Board approved a 4th extension for a 6-month period from February 23rd, 2023 to May 19th, 2023.
- The Applicant is requesting a 5th extension for a period of 2.5 months to finalize any outstanding issues related to frontage improvements and above-ground utilities and to prepare a recommendation to the Planning Board. While granting the extension establishes a Planning Board date no later than July 27, 2023, this application is tentatively scheduled for a PB hearing on July 6th, 2023.
- Staff supports the extension period to no later than July 27, 2023.

Attachment A – Applicant’s Extension Request

Elizabeth C. Rogers
301-841-3845
ecrogers@lerchearly.com

May 02, 2023

VIA ELECTRONIC DELIVERY

Mr. Jeff Zyontz, Chair
And members of the Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
2425 Reddie Drive, 14th Floor
Wheaton, Maryland 20902

Re: Kingsview Station Extension Request for
Preliminary Plan No. 120210210
Site Plan No. 820210130

Dear Montgomery County Planning Board:

Our firm represents Kingsview Station Joint Venture (the “Applicant”) in connection with the above-referenced Preliminary and Site Plan Applications for the development of the Property located in the southeastern quadrant of the intersection of Clopper Road (MD Route 117) and Germantown Road (MD Route 118) (the “Property”). On behalf of the Applicant, and pursuant to Montgomery County Code Sections 50.4.1.E and 59.7.3.4C, we respectfully request a 90-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 July 28, 2021. The Planning Board has granted previous extensions of the Applications, including, most recently, a six-month extension on November 17, 2022. Accordingly, the Preliminary Plan and Site Plan Applications are tentatively schedule for a May 18, 2023 P lanning Board hearing.

This is a complicate project with numerous challenges and constraints. The Applicant has been working with technical staff over the past several months, in an effort to resolve as many of the outstanding design comments as possible. The Applicant is now eager to bring these applications to the Planning Board for final action, to facilitate the much-anticipated redevelopment of this vacant site, with a mixed-use predominately residential project.

Accordingly, the Applicant is requesting a 90-day extension to allow sufficient time for Staff to complete their Staff Report and schedule this application on the Board’s agenda. The proposed extension of 90-days will provide an extension until August 17, 2023, which allows for a Planning Board hearing no later than July 27, 2023. However, it is the Applicant’s intention to work with Staff to schedule these Applications on the Board’s agenda as soon as feasible, in hopes that the full extension period will not be needed.

Chair Zyontz
and Members of the Montgomery County Planning Board
May 2, 2023
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Attached to this letter is a signed application for the requested extension. Thank you for your consideration of this matter. We are very excited to bring this much anticipated development of additional housing to the County.

Very truly yours,


Elizabeth C. Rogers



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
 Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #5

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

Plan Name: Kingsview Station **Plan No.** 820210130 & 120210210

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: 05/18/2023

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.)

Elizabeth Rogers		Lerch, Early & Brewer, Chtd.	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Suite 700			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 841-3845		ecrogers@lercheearly.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 3 months until 08/17/2023 *

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

See attached.

Signature of Person Requesting the Extension


 Signature

05/02/2023
 Date

*Allows for an outside Planning Board hearing date of July 27, 2023 due to the Planning Board's August recess.

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 _____.