

**GLENMONT METRO CENTER
SITE PLAN NOS. 820210180 & 82015012D
PRELIMINARY PLAN NO. 12013008B
REGULATORY EXTENSION REQUEST #5**

Description

Request to extend the regulatory review period for Site Plan Nos. 820210180 & 82015012D, and Preliminary Plan Amendment No. 12013008B from July 7, 2023, to October 5, 2023. This is the fifth extension request associated with the Subject Applications. Staff recommends approval of the extension request.

Nos.
820210180, 82015012D, 12013008B
Completed: 6-15-2023

MCPB
Item 3
6-29-2023

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

Planning Staff



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LOCATION

On Glenallan Avenue, 450 feet northeast of the intersection of Glenallan Avenue and Georgia Avenue, Silver Spring.

MASTER PLAN

2012 *Glenmont Sector Plan*

ZONE

TS-R

PROPERTY SIZE

3.56 acres

APPLICANT

Glenmont MFII, LLC

ACCEPTANCE DATE

9/15/2021

REVIEW BASIS

Chapter 50



Summary:

- Section 50.4.1.E of the Subdivision Regulations states that the Director or applicant may request an extension beyond the original 120 days with Board approval.
- As a Preliminary Plan and Site Plan application that was originally accepted on September 15, 2021, the original 120-day review period would have expired January 13, 2022. The Applicant was granted an initial 60-day extension of the review period until March 14, 2022, on December 23, 2021. The Applicant was granted a second extension for 180 days to extend the review period through September 10, 2022. The Applicant was granted a third extension for 6 months to extend the review period through March 9, 2023. The Applicant was granted a fourth extension for 120 days to extend the review period through July 7, 2023. The Applicant now requests to extend the review period by 90 days to extend the review period through October 5, 2023.
- Attachment A contains a detailed statement provided by the Applicant, outlining the reasons necessitating the proposed extension and the anticipated schedule for the project moving forward.
- Staff supports the Applicant's request to extend the review period.

ATTACHMENT

Attachment A: Extension Request

Steven A. Robins
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Elizabeth C. Rogers
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June 13, 2023

VIA ELECTRONIC DELIVERY

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

Re: Glenmont Metro Center Phases 1.2, 1.3, and 2.1
Preliminary Plan No. 12013008B
Site Plan Amendment No. 82015012D
Site Plan No. 820210180 ("the Applications")

Dear Chair Zyontz and Members of the Planning Board:

Our firm represents Glenmont MFII, LLC, an affiliate of Buchanan Partners, (the "Applicant") in connection with the above-referenced Preliminary and Site Plan Applications for the development of the Property located at the northeast quadrant of Glenallan Avenue and Georgia Avenue (the "Property"). On behalf of the Applicant, and pursuant to Montgomery County Code Section 50.4.1.E, we respectfully request a 90-day extension of time in which the Planning Board is required to hold a public hearing on the above-referenced Applications.¹ The Applications were initially accepted on September 15, 2021. The Planning Board has granted previous extensions of the Applications, including, most-recently a 120-day extension until July 7, 2023.

The Applicant has expended significant time working through the comments raised both at the Development Review Committee ("DRC") meeting and in subsequent meetings with Technical Staff and various reviewing agencies. Additional time was also needed throughout this process as a result of significant changes to the development team, which we beyond the Applicant's control. This resulted in the need to bring other members of the consultant team up-to-speed on these Applications and the history of this multi-phase project.

¹ Pursuant to Section 7.7.1.B.1 and 7.7.1.B.3 the Site Plan and Site Plan Amendments are grandfathered under the prior TS-R Zone and the Zoning Ordinance in effect on October 29, 2014. As such, a regulatory extension is not required for the Site Plan and Site Plan Amendment.

Most recently, the Applicant undertook a significant redesign of the Project, to address Staff's comments on a number of project elements, including the building's relationship to the central park. To address these comments, the Applicant engaged a new architect, to comprehensively re-design the building architecture. These architectural revisions had ripple effects on all site design elements, which was a major undertaking by the Applicant team. However, the Applicant is pleased to say that they have now completed these plan revisions, in close coordination with Park and Planning Staff. As an additional benefit to these recent revisions, the Applicant was able to increase the number of dwelling units for Phase 2.1, resulting in a more robust next phase of development that positively contributes to the County's goals of delivering additional new housing units in transit-oriented locations.

The Applicant is now working through final Staff comments related to the Forest Conservation Plan Amendment and transportation review. However, as a result, the Applications will not be heard prior to the Planning Board's August recess. Because the Site Plan is grandfathered under the TS-R Zone, it does not technically require an extension (as the old Code did not have the same 120-day regulatory clock that today's Zoning Ordinance does). However, the Applicant desires for all Applications to be heard concurrently, to ensure the most efficient use of the Planning Department and Planning Board's resources. As such, the Applicant is requesting a 90-day extension of the Preliminary Plan to allow for the concurrent review of the Applications. The proposed extension of 90-days will provide an extension until October 5, 2023. Specifically, this extension will allow for the following review schedule:

- Additional Staff Comments Received: June 12, 2023
- Applicant's Resubmittal: June 30, 2023
- Required 65 Day Period for Staff Report: July 3, 2023 - September 3, 2023

Although under this timeline the Applicant would only need a 60 day extension, we have requested a 90 day extension in the event that an additional round of Staff comments/review is required. However, it is of course the Applicant's intention to work with Staff during the review period so that the full extension period will not be needed, in hopes that these Applications can be brought before the Planning Board in early September, shortly after the August recess.

Attached to this letter is a signed application for the requested extension. Thank you for your consideration of this matter. We are very excited about delivering the next building in Glenmont.

Very Truly Yours,


Steven A. Robins


Elizabeth C. Rogers

cc: Matt Folden Jimmy Roembke
Parker Smith Joshua Sloan
Russ Gestl



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 Silver Spring, Maryland 20910-3760

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Effective: December 5, 2014

Phone 301.495.4550
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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #5

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

Plan Name: Glenmont Metro Center Phases 1.2, 1.3, and 2.1 **Plan No.** 12013008B,

This is a request for extension of: Project Plan Sketch Plan 82015012D
 Preliminary Plan Site Plan & 820210180.

The Plan is tentatively scheduled for a Planning Board public hearing on: July 06, 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.)

Steven A. Robins		Lerch, Early & Brewer, Chd.	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Ste. 700			
<i>Street Address</i>			
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(301) 657-0747		sarobins@lercheearly.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 3 months until October 5, 2023

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

Please see attached.

Signature of Person Requesting the Extension



Signature

06/13/2023

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 _____.