

**DECOVERLY HALL
PRELIMINARY PLAN NO. 11985245C
SITE PLAN NO. 81988015G
FOREST CONSERVATION PLAN NO. F20230070
EXTENSION REQUEST NO. 2**



Description

Request to extend the review period for the Preliminary Plan, Site Plan, and Forest Conservation Plan from September 21, 2023 to January 21, 2024. This is the second extension request.

Nos. 11985245C, 81988015G,
F20230070
Completed: 10-2-2023

MCPB
Item No. 3
10-12-2023

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

Planning Staff



Amy Lindsey, Planner III, Midcounty Planning, Amy.Lindsey@montgomeryplanning.org, 301-495-2189

Matthew Folden, Supervisor, Midcounty Planning, Matthew.Folden@montgomeryplanning.org, 301-495-4539

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

LOCATION:

9501 Key West Avenue, Rockville

MASTER PLAN/ZONE:

2021 *Great Seneca Science Corridor Minor Master Plan*
EOF 1.5, H-75

PROPERTY SIZE:

44.09 acres

APPLICANT:

BCSP 9501 Land, LLC c/o Beacon Capital Partners, LLC

ACCEPTANCE DATE:

March 8, 2023

REVIEW BASIS:

Section 50.4.1.E
Section 59.7.3.4.C



Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. The Planning Board may extend this period.
- Section 59.7.3.4.C provides a 120-day review period for Site Plan hearings. The Planning Board may extend this period.
- The Applicant requests an extension for all three Applications to be heard concurrently to ensure the most efficient use of the Planning Department and Planning Board's resources and to address all agency comments.
- The Applicant has been meeting with staff to respond to DRC comments that required additional, unexpected fieldwork.
- The Applications propose to increase the approved density from 105,000 square feet to 165,000 square feet on Parcel KK; increase the height of the building by one story; change the use from Office to a combination of Office, Research and Development and Medical/Scientific Manufacturing; and revise the associated landscape and hardscape.

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

www.montgomeryplanning.org

Phone 301.495.4550
Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

Request #1

Request # 2

M-NCPPC Staff Use Only

File Number Date Received	_____ _____	MCPB Hearing Date	_____
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Plan Name: _____ **Plan No.** _____

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: _____

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.)

Name		Affiliation/Organization	
Street Address			
City	State		Zip Code
Telephone Number	Fax Number	E-mail	

We are requesting an extension for _____ months until _____

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

Signature of Person Requesting the Extension



Signature

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 _____.