

**WHEATON ARTS AND CULTURAL CENTER
MANDATORY REFERRAL NO. MR2023015**

**MHP-AMHERST
SKETCH PLAN NO. 320230030**

EXTENSION REQUEST NO. 1

Description

Request to extend the regulatory review period for Mandatory Referral No. MR2023015 and Sketch Plan No. 320230030 for two months, from October 24, 2023 to December 24, 2023. Staff recommends approval of the extension request.

MR2023015 & No. 320230030
Completed: 10-20-2023

MCPB
Item No. 3
11-2-2023

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

Planning Staff

	Troy Leftwich, Planner III, Midcounty Planning, Troy.Leftwich@montgomeryplanning.org , 301-495-4553
	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:

Downtown Wheaton, north of Blueridge Avenue, and extends from Georgia Avenue on the west and Elkin Street on the east

MASTER PLAN/ZONE:

2012 *Approved and Adopted Wheaton CBD and Vicinity Sector Plan*

Zoned CR-2.0, C-1.5, R-1.5, H-75

PROPERTY SIZE:

6.14 acres

APPLICANT:

Mandatory Referral: Department of General Services & Sketch Plan: Montgomery Housing Partnership

ACCEPTANCE DATE:

July 26, 2023

REVIEW BASIS:

Chapter 59



Summary

- Section 59-7.3.3.C of the Zoning Ordinance states that Sketch Plan applications must be scheduled for a public hearing within 90 days after the date an application is accepted. In their application materials, the Applicant waived the 60-day Mandatory Referral review period to run concurrently with the Sketch Plan process.
- The Application was accepted on July 26, 2023, with an original tentative Planning Board date of October 19, 2023 (90-day expiration October 24, 2023).
- The Applicant is requesting a two-month extension of the regulatory review period for both the Sketch Plan and Mandatory Referral, which requires planning Board approval. The regulatory extension for the Sketch Plan review period from October 24, 2023 to December 24, 2023, is required to adequately address final comments from Planning Staff and other agencies.
- Staff supports the Applicant's request to extend the review period with a tentative Planning Board date of November 30, 2023.

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	_____	MCPB Hearing Date
Date Received	_____	_____

Plan Name: MHP-Amherst & Wheaton Arts and Cultural Center

Plan No. 320230030 & MR2023015

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: 11/13/2023

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.)

Patricia A. Harris

Lerch, Early and Brewer, Chtd.

Name

Affiliation/Organization

7600 Wisconsin Avenue, Suite 700

Street Address

Bethesda

MD

20814

City

State

Zip Code

(301) 841-3832

paharris@lercheearly.com

Telephone Number

Fax Number


E-mail

We are requesting an extension for 2 months until 12/24/2023

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

Additional time needed to coordinate with adjacent property owner regarding mid-block connection and to respond to DRC comments.

Signature of Person Requesting the Extension


Signature

10/10/2023

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 _____.