

VIVA WHITE OAK
SKETCH PLAN NO. 320240080, EXTENSION REQUEST NO. 2
PRELIMINARY PLAN AMENDMENT NO 12018024A
EXTENSION REQUEST NO. 1

Description

Request to extend the regulatory review period for the Sketch Plan from January 17, 2025 to May 29, 2025 and for Preliminary Plan Amendment No. 12018024A from March 27, 2025 to May 29, 2025. Staff recommends approval of both extension requests.

COMPLETED: 12/20/2024

PLANNING BOARD HEARING DATE: 1/9/2025

MCPB Preliminary Matters

Planning Staff



Emily Tettelbaum, Planner III, Midcounty Planning, Emily.Tettelbaum@montgomeryplanning.org, 301-495-4569

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/ADDRESS

Intersection of Cherry Hill Road and FDA Boulevard

MASTER PLAN

White Oak Science Gateway Master Plan

ZONE

CR-1.0, C-1.0, R-0.5, H-220

PROPERTY SIZE

279.62 acres

APPLICANT

MCB White Oak Developer, LLC

ACCEPTANCE DATE

Sketch Plan: September 18, 2024
Preliminary Plan Amendment: November 27, 2024

REVIEW BASIS

Chapters 50, 59

Summary

- Section 59.7.3.3.C of the Zoning Ordinance states that a Sketch Plan must be scheduled for a public hearing within 90 days after the date an application is accepted. The Sketch Plan application was accepted on September 18, 2024, with a regulatory review expiration of December 17, 2024 and a December 12, 2024 tentative Board date. On November 19, 2024, the Planning Director granted a 30-day extension with a tentative Planning Board date of January 9, 2025.
- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. The Preliminary Plan Amendment application was accepted on November 27, 2024, with a 120-day regulatory review period expiration of March 27, 2025.
- The Applicant is requesting a two-month extension of the regulatory review period for the Preliminary Plan Amendment from March 27, 2025, to May 29, 2025, and a four-month extension of the Sketch Plan regulatory review period from January 9, 2025, to May 29, 2025. The extension requests are needed to address agency comments and to allow the Sketch Plan and associated Preliminary Plans to be acted on by the Planning Board at the same hearing.
- Staff supports the Applicant's request to extend the review periods for the Sketch Plan and Preliminary Plan Amendment with a tentative Planning Board date of May 29, 2025, for both applications.

ATTACHMENT

- A. Applicant's Request



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 #2

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

Plan Name: Viva White Oak **Plan No.** 12018024A

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: 03/27/2025

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.)

Scott C. Wallace		Miles & Stockbridge P.C.	
<i>Name</i>		<i>Affiliation/Organization</i>	
11 N. Washington Street, Suite 700			
<i>Street Address</i>			
Rockville		MD	<input checked="" type="checkbox"/> 20850
<i>City</i>		<i>State</i>	
(301) 517-4813		swallace@milesstockbridge.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 2 months until 05/29/2025

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

To address agency comments and to allow the Sketch Plan and associated Preliminary Plan Amendment to be acted on by the Planning Board at the same hearing.

Signature of Person Requesting the Extension



Signature

12/17/2024

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 _____.



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Effective: January 29, 2021

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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: Viva White Oak Plan No. 320240080

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: 01/09/2025

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.)

Scott C. Wallace		Miles & Stockbridge P.C.	
<i>Name</i>		<i>Affiliation/Organization</i>	
11 N. Washington Street, Suite 700			
<i>Street Address</i>			
Rockville		MD	<input type="checkbox"/> 20850
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 517-4813		swallace@milesstockbridge.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 4 months until 05/29/2025

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

To address agency comments and to allow the Sketch Plan and associated Preliminary Plan Amendment to be acted on by the Planning Board at the same hearing.

Signature of Person Requesting the Extension

Signature

12/17/2024
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 _____.