



MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item # _____
MCPB 2/7/08

MEMORANDUM

DATE: 1/28/08

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
 Robert Kronenberg, Supervisor *RK*
 Development Review Division *RK*

FROM: Joshua C. Sloan *JCS*
 Development Review Division
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REVIEW TYPE: Project Plan
 CASE #: 920070070
 PROJECT NAME: Woodmont East

APPLYING FOR: Extension of the 90 day review period for a project plan per Section D-2.2 of the Zoning Ordinance.

REVIEW BASIS: Div. 59-D-2.11 of the Montgomery County Zoning Ordinance

ZONE: CBD-2
 LOCATION: Southeast corner of Elm Street and Woodmont Avenue.
 MASTER PLAN: Bethesda CBD Sector Plan

APPLICANT: JBG Associates, LLC
 FILING DATE: 4/2/07
 HEARING DATE: 2/7/08

RECOMMENDATION: Staff recommends approval of the 90-day extension request.

The Applicant filed the subject Project Plan application on December 6, 2006 and the project was accepted and scheduled on April 2, 2007. The subject Project Plan is being reviewed concurrently with Preliminary Plan 120070200. The Project Plan was presented to the Planning

Board on November 8, 2007. Due to a great deal of concern raised by the community and Board members, the application was deferred.

Section D-2.2 of the Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a project plan. The Planning Board, however, can extend this time period. The Applicant has submitted revised plans but M-NCPPC Staff and the Staffs of other agencies will not be able to complete our review within the 90-day time frame that began with the last public hearing. Staff will work with the Applicant and all relevant agencies and interested parties to finalize our review and has set a tentative Hearing Date of March 13, 2008, but will certainly bring this project to the Planning Board within 90 days.