



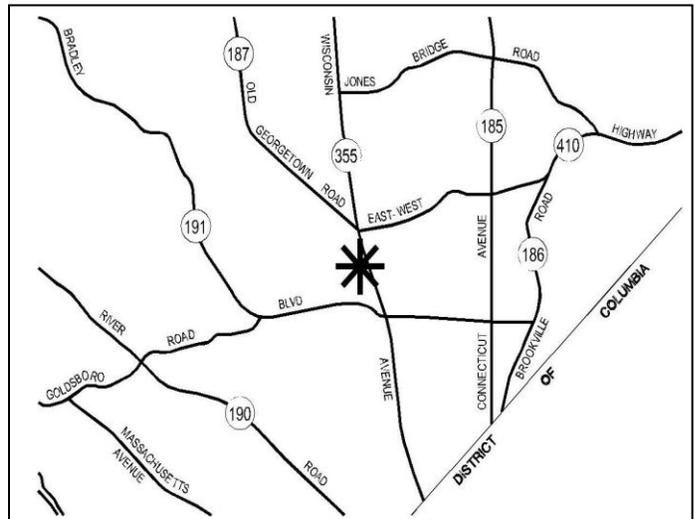
Woodmont / 7200, Project Plan Review, 92007007B

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Staff Report Date: 2/17/12

Description

Location: In the northeast quadrant of the intersection of Woodmont Avenue and Bethesda Avenue
 Zone: CBD-2
 Master Plan: Bethesda CBD Sector Plan
 Property size: 5.8 acres
 Application to extend the review period for a project plan for up to 41 days, from March 2, 2012 to April 12, 2012
 Applicant: Street Retail; JBG
 Filing Date: October 24, 2011



Summary

Staff Recommendation: Approval of the extension.

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 may, however, extend this period. Several complex issues affecting the project remain to be resolved, including issues relating to the proposed on-street (i.e., non-tunnel) alignment of the Capital Crescent Trail, non-standard amenities in the public right-of-way of Bethesda Avenue, and provision of adequate public use space. The applicant has requested, in a letter dated February 9, 2012, that the review period for the project plan be extended for up to 41 days, from March 2, 2012, until no later than April 12, 2012, to allow the applicant to address these issues. In a previous letter dated December 29, 2011, the applicant requested an extension of the review period, from January 26, 2012, until March 2, 2012. The Board granted this extension on January 26, 2012.

Staff recommends **APPROVAL** of the extension request.

Attachment A: Applicant's extension request



ideas that work

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February 9, 2012

VIA ELECTRONIC MAIL

Francoise Carrier, Esquire
Chair, Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Woodmont/7200
Project Plan No. 92007007B

Dear Madam Chair:

On behalf of JBG Associates, the Applicant of the above-referenced Project Plan, and pursuant to Montgomery County Zoning Ordinance Section 59-D-2.2, we hereby request an extension of the public hearing date to April 12, 2012. We trust that this will be more than sufficient time for all of the County departments to review and comment on the revised Project Plan submission which was resubmitted on January 23, 2012. Our hope is that the Planning Board hearing date will be held in advance of the Planning Board's April 5th meeting.

Very truly yours,

Patricia A. Harris

PAH/blp

cc: Mr. Robert Kronenberg
Mr. Neil Braunstein
Ms. Holly Hull