

Artery Plaza, Sketch Plan 32015005A, Preliminary Plan 11983015B, Site Plan 81984002C

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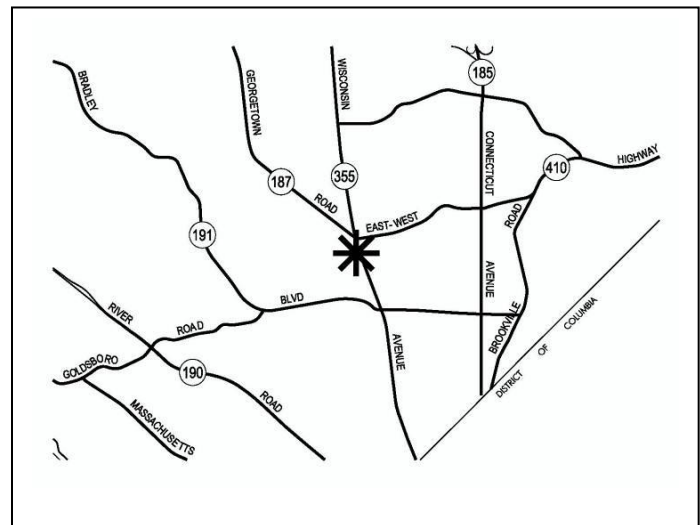
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Staff Report Date: 9/25/17

Description

- Location: Northwest quadrant of the intersection of Wisconsin Avenue and Bethesda Avenue
- Zone: CR-5.0 C-5.0 R-5.0 H-145
- Master Plan: *Bethesda Downtown Sector Plan*
- Property size: 3.02 gross acres
- Request to extend the review period for a sketch plan for up to 87 days, from September 25, 2017, to December 21, 2017, and request to extend the review period for a preliminary plan and site plan 57 days, from October 25, 2017 to December 21, 2017
- Applicant: JBG
- Acceptance Date: June 27, 2017



Summary

Staff Recommendation: Approval of the extension.

Section 7.3.3.C of the Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a sketch plan; Section 7.3.4.C provides that the Planning Board shall hold a public hearing no later than 120 days after the filing of a site plan; and Section 4.1.E of the Subdivision Regulations provides that the Planning Board shall hold a public hearing no later than 120 days after the filing of a preliminary plan. The Planning Board may, however, extend this period. Several complex issues raised at the Development Review Committee meeting of July 25, 2017, are still being resolved, including design of the public plaza and the building addition. The applicant has requested, in an application dated September 18, 2017, that the review period for the sketch plan be extended for up to 87 days, from September 25, 2017, until no later than December 21, 2017, and that the review period for the preliminary and site plans be extended for up to 57 days, from October 25, 2017, to December 21, 2017, to allow the remaining issues to be resolved.

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

Attachment A: Applicant's extension request



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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: Artery Plaza **Plan No.** 32015005A*

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: 9/25/17 and 10/25/17

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 Harris		Lerch, Early & Brewer	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue			
<i>Street Address</i>			
Bethesda		MD	20852
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 841-3832		paharris@lercheearly.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for _____ months until December 21, 2017

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

The applicant needs additional time to work out a few remaining design issues with staff.

Signature of Person Requesting the Extension



Signature

9/18/17

Date

* 11983015 B
 81984602C

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 _____.