






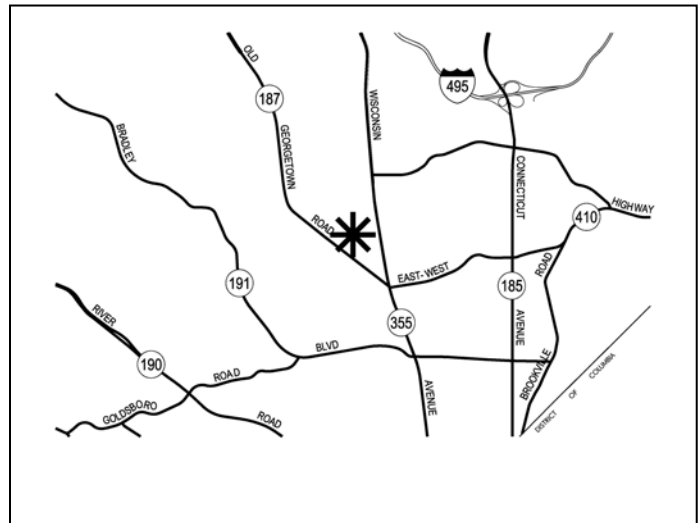
4915 Auburn Avenue, Sketch Plan No. 320180170 & Preliminary Plan No. 120180210

-  Matthew Folden, Planner/ Coordinator, Area 1, matthew.folden@montgomeryplanning.org, (301) 495-4539
-  Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115
-  Mark Pfefferle, Acting Chief, Area 1, mark.pfefferle@montgomeryplanning.org, (301) 495.4730

Staff Report Date: 9.8.18

Description

- Construction of a mixed-use project of up to 175,000 total square feet, including up to 180 dwelling units, and up to 12,500 square feet of non-residential uses;
- Current use: commercial;
- Located in the southwest quadrant of the intersection of Norfolk Avenue and Auburn Avenue in Downtown Bethesda;
- 0.73 acres zoned CR 3.0, C 3.0, R 2.75, H110 in the 2017 *Bethesda Downtown Sector Plan*;
- Applicant: Auburn Building Associates, LP;
- Acceptance date: May 7, 2018.



Staff Recommendation: Approval of the extension request.

Section 59.7.3.3.C of the Zoning Ordinance and Section 50.4.1.E of the Subdivision Regulations provide a 90-day limit for sketch plan hearings and 120-day limit for preliminary plan hearings, respectively. The Planning Board may, however, extend these periods.

The Applicant has requested, in an application, dated September 6, 2018, that the review period, set to expire on October 5, 2018, be extended to November 1, 2018. This is the second extension request associated with the Subject Project and will allow the Applicant to address Department of Transportation comments raised during the course of review. The first extension request was granted on June 28, 2018, to move the Project’s initial 90-day and 120-day periods beyond the Planning Board’s August recess and waive the Sketch Plan’s 90-day review period in favor of the Preliminary Plan’s 120-day period so the two applications could be reviewed concurrently.

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

Attachment A: Applicant’s extension request

Stacy P. Silber
301-841-3833
spsilber@lercheearly.com

September 6, 2018

VIA ELECTRONIC DELIVERY

The Honorable Casey Anderson, Chair
Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: 4915 Auburn Avenue
Preliminary Plan No. 120180210 and Sketch Plan
No. 320180170 (the "Applications")

Dear Chairman Anderson:

Auburn Building Associates, LP (the "Applicant") is the Applicant of the above referenced Preliminary and Sketch Plan Applications. On behalf of the Applicant, and pursuant to Montgomery County Zoning Ordinance Section 7.3.4.C, we respectfully request an extension of the time in which the Planning Board is required to hold a public hearing on the above referenced Applications, which were formally accepted on May 7, 2018.

This is the Applicant's second extension request in relation to the above referenced Applications. The Applicant submitted its first extension request on June 12, 2018, which the Board granted.^[1] The current hearing date is scheduled for September 27, 2018. The Applicant requests an extension due to issues that MCDOT recently raised regarding an existing storm drain easement that could impact the project's design at site plan. We have been working with MCDOT and believe that we have resolution to this issue.

Staff has requested that we file this extension and the Applicant desires for both Applications to be heard concurrently, to ensure the most efficient use of the Planning Department and Planning Board's resources. Accordingly, the Applicant is requesting an extension until November 1, 2018. Although the Applicant is requesting an extension, per the request of Staff, the Applicant has been advised that the case could be heard by the Planning Board at its October 18th hearing.

^[1] In granting the Applicant's first extension request, the Planning Board extended the validity of both the Sketch Plan and Preliminary Plan review period to October 5, 2018.

Mr. Casey Anderson
September 6, 2018
Page 2

Thank you for your consideration of this matter.

Very truly yours,



Stacy P. Silber

cc: Mr. Robert Kronenberg
Mr. Elza Hisel-McCoy
Mr. Matthew Folden
Mr. Neil Braunstein
Mr. Brian Gelfand