



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

Item #
MCPB 7/26/07

MEMORANDUM

DATE: 7/12/07

TO: Montgomery County Planning Board

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

FROM: Joshua C. Sloan, ASLA *JCS*
 Development Review Division
 (301) 495-4597



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: 7/26/07

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.

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. There are three unresolved issues that require further analysis by Staff:

1. The proposed alternative alignments of The Purple Line impact the site and a Memorandum of Understanding between the Applicant and the Maryland Transit Authority is still being negotiated along with required easements.
2. Approvals for the proposed vehicular access points have not been granted by the Department of Public Works and Transportation.
3. The Applicant is still in negotiations with adjacent property owners.

The fact that each of these issues will require interagency analysis and the submission of further information makes an extension of the Project Plan review period necessary. Staff will work with the Applicant and all relevant agencies and interested parties to find solutions to these issues and will bring this project to the Planning Board on September 20, 2007.