WMAL Bethesda: Regulatory Extension Request, Site Plan No. 820170170

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Staff Report Date: 4-13-18

Description
Request to extend the regulatory review period for Site Plan No. 820170170 an additional 6 months to November 15, 2018.

Location: Northeast quadrant of the intersection of Greentree Road and Interstate 495; Zone: R-90; Master Plan: 1992 North Bethesda/Garrett Park Master Plan; Property size: 74.83; Application Accepted: October 25, 2017; Applicant: Toll Brothers, Inc.; Review Basis: Chapter 59, Zoning Ordinance.

Summary
Section 59-7.3.4.C of the Zoning Ordinance generally states that a Site Plan application must be scheduled for a public hearing within 120-days after the date an application is accepted.

The Application was accepted on October 25, 2017, with a tentative Planning Board date of February 22, 2018. On January 25, 2018, the Planning Board granted a three-month extension for the Site Plan review period, and set a tentative Planning Board date of May 24, 2018, because the Applicant requested more time to adequately address the comments from the Development Review Committee (DRC).

The Applicant resubmitted the Site Plan on March 20, 2018; however, while the Applicant has addressed many of the comments from the DRC, there are still several outstanding comments that the Applicant needs to address prior to the Planning Board hearing. The Applicant submitted a timely request on April 4, 2018 for an additional two-month extension to respond to Staff’s comments on the plans that were resubmitted on March 20, 2018. On April 12, 2018, the Applicant submitted a letter to revise the April 4, 2018 request to provide for a six-month extension as opposed to the two-month extension initially requested. The additional time is needed to comprehensively respond to Staff’s comments on the most recent submission.

Staff supports the Applicant’s request to extend the review period an additional six months, which sets a tentative Planning Board date of November 15, 2018.

Attachment 1: Applicant’s extension request (dated April 4, 2018).
Attachment 2: Request to revise the April 4, 2018 extension request (dated April 12, 2018)
ATTACHMENT 1

Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
www.montgomeryplanning.org

REGULATORY PLAN EXTENSION REQUEST

☐ Request #1  ✔ Request #2

M-NCPPC Staff Use Only

File Number
Date Received

MCPB Hearing Date

Plan Name: Analyn at Bethesda (WMAL Property)  Plan No. 820170170

This is a request for extension of:  ☑ Project Plan  ☐ Preliminary Plan  ☑ Sketch Plan  ☐ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: May 24, 2018

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
Name  Affiliation/Organization
7600 Wisconsin Avenue
Street Address
Bethesda
City  MD  20814
State  Zip Code
(301) 841-3832  paharris@lercheearly.com
Telephone Number  ext.  Fax Number  E-mail

We are requesting an extension for 2 months until July 26, 2018

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

The Applicant is seeking a two month extension to respond to Staff's comments on certain aspects of the Applicant's plans that were resubmitted on March 20, 2018.

Signature of Person Requesting the Extension

Signature  April 4, 2018

Date
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 ________________.
April 12, 2018

By Electronic Mail

Ms. Emily Tettelbaum  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: Amalyn at Bethesda – Site Plan No. 820170170

Dear Ms. Tettelbaum:

On behalf of Toll Bros. Inc., the Applicant of the above referenced Site Plan, we request that the Regulatory Plan Extension Request submitted on April 4, 2018 be revised to provide for a six month extension, as opposed to the two month extension initially requested.

As a result of the April 6, 2018 meeting with Staff wherein Staff provided comments on the most recent Site Plan submission, the Applicant will need additional time to adequately and comprehensively respond to Staff's comments and revise the Site Plan. Please note that the requested extension takes into account the Planning Board's August recess.

We appreciate your consideration of this request.

Very truly yours,

[Signature]
Patricia Harris

cc: Mr. Tom Mateya