



4915 Auburn Avenue, Sketch Plan 320180170 & Preliminary Plan 120180210 – Regulatory Extension Request #3



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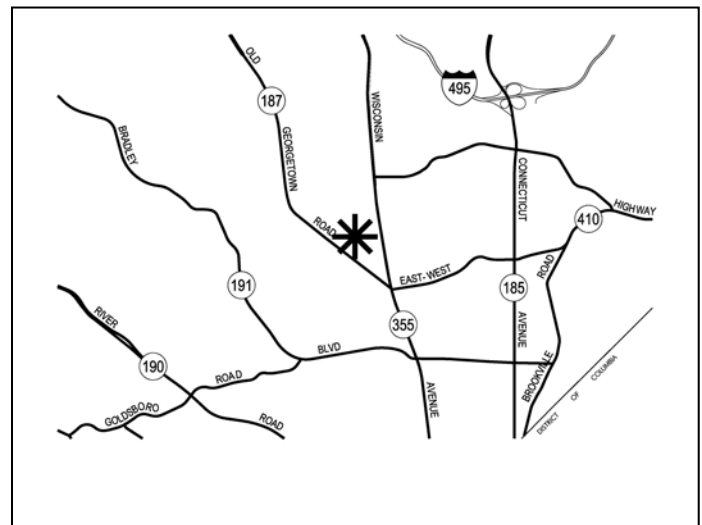


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Staff Report Date: 9.28.18

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 27, 2018, that the review period, set to expire on November 1, 2018, be extended to December 20, 2018. This is the third 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. The second extension request was granted on September 20, 2018, to move the Project’s review period to November 1, 2018, however, that extension was not sufficient to address agency concerns. At this time, the Applicant’s final submittal is under review and anticipated to be considered by the Planning Board at the November 29, 2018 public hearing.

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

Stacy P. Silber
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September 27, 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.

The current hearing date is scheduled for November 1, 2018. The Applicant requests an additional 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 collaboratively with MCDOT and the Department of Permitting Services, but we were unable to obtain County letters in time to maintain a November 1st Planning Board. Thus, we ask for an extension to December 20th. Although the Applicant is requesting an extension to December 20th, the Applicant has been advised that the case can be heard by the Planning Board at its November 29th hearing.

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