



Bethesda Market, Sketch Plan 320190030, Regulatory Extension No. 2

 Stephanie Dickel, Planner Coordinator, Area 1, stephanie.dickel@montgomeryplanning.org, (301) 495-4527

 Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115

 Mark Pfefferle, Interim Chief, Area 1, mark.pfefferle@montgomeryplanning.org, (301) 495-4730

Staff Report Date: 2/11/2019

Description

Request to extend the Sketch Plan from February 22, 2019 through May 30, 2019.

Location: Intersection of Wisconsin Avenue and Bethesda Avenue and Willow Lane, 46th Street and Leland Street

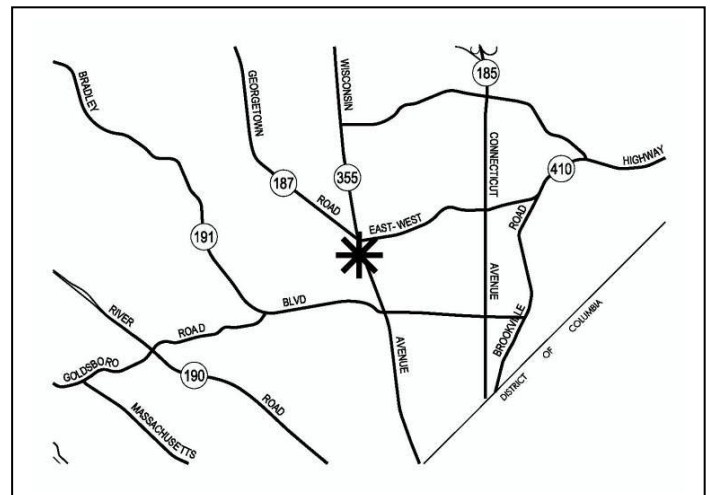
Zone: CR 3.0 C 3.0, R 2.75, H 225; CR 3.0 C 3.0, R 2.75, H 200; CR 3.0 C 3.0, R 2.75, H 35; CR 3.0 C 3.0, R 2.75, H 175; CR 3.0 C 2.0, R 2.75, H 90; CRT 0.5 C 0.25, R 0.5, H 70; and the Bethesda Overlay Zone

Master Plan: 2017 *Bethesda Downtown Sector Plan*

Property size: 6.32 gross acres

Applicant: Columbia Realty Venture LLC, Wisconsin Avenue Properties LLC, and Wisconsin Columbia Venture LLC

Acceptance Date: October 29, 2018



Summary

Zoning Ordinance Section 59.7.3.3.C provides a 90-day limit for sketch plan hearings. The Planning Board may, however, extend this period. The Planning Board may, however, extend this period. The Application was granted a 30-day extension by the Planning Director, on November 27, 2018, extending the review period from January 24, 2019 to February 22, 2019. The Applicant requested, in an application dated February 8, 2019, that the review period for the Sketch Plan be extended, from February 22, 2019 to May 30, 2019. The extension will allow the Applicant more time to address DRC comments due to the complexity of the Application. The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance. This is the second extension request associated with the subject project.

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

Attachment: Applicant's extension request

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

February 8, 2019

Heather Dlhopsky
301-961-5270
hdlhopsky@linowes-law.com

VIA EMAIL

Ms. Stephanie Dickel, M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Bethesda Market – Sketch Plan No. 320190030 (the “Application”): Revised Second Request for Extension of Review Period

Dear Ms. Dickel:

On behalf of Columbia Realty Venture LLC, Wisconsin Avenue Properties LLC, and Wisconsin Columbia Venture LLC (collectively, the “Applicants”), and in coordination with Chris Ruhlen of Lerch, Early & Brewer, Chtd., I am submitting this request for an extension of the review period for the Application.

The Application was tentatively scheduled for a public hearing before the Montgomery County Planning Board (the “Planning Board”) on January 24, 2019. The Applicants submitted a request for a 30-day extension, which was granted administratively on November 27, 2018, extending the review period until February 22, 2019.

The Applicants are now submitting this request for an additional maximum 100-day extension, in order to extend the review period through the end of the month of May 2019. We are targeting a Planning Board hearing date of April 25, 2019 at this time.

Since the Development Review Committee meeting held on November 20, 2018, the Applicants have held a number of meetings with reviewing agencies and are continuing to coordinate with other interested parties and stakeholders. Due to the enormous complexity of the Application as well as several holiday periods that occurred during the review time on the Application, the Applicants are requesting this extension to allow the necessary additional time for coordination with all parties.

As such, the Applicants are requesting this extension of the review period on the Application. This would allow the Application to be scheduled for a public hearing before the Planning Board on or before May 30, 2019. However, we request that the Application be scheduled for a hearing as early within this second extension period as feasible, and as indicated we are presently targeting a hearing date of April 25, 2019.

**L&B 7266512v2/10411.0001

Ms. Stephanie Dickel
February 8, 2019
Page 2

Enclosed, please find the completed Regulatory Plan Extension Request form for the Application. Please contact us should you have any questions or require any additional information. For information, questions, or coordination relating to the Farm Women's Cooperative Market, 7121 Wisconsin Avenue, Parking Lot 24, or Parking Lot 10 portions of the Application, please contact Chris Ruhlen at 301-841-3834. For information, questions, or coordination relating to the 7126 Wisconsin Avenue portion of the Application, please contact me.

Very truly yours,

LINOWES AND BLOCHER LLP



Heather Dlhopsky



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Effective: February 6, 2019

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

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Phone 301.495.4550
Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

M-NCPPC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Bethesda Market Plan No. 320190030

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: 2-21-19

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.)

Heather Dhopolsky Linowes and Blocher LLP
Name Affiliation/Organization

7200 Wisconsin Avenue, Suite 800
Street Address

Bethesda MD 20814
City State Zip Code

301-961-5270 301-654-2801 hdhopolsky@linowes-law.com
Telephone Number Fax Number E-mail

We are requesting an extension for 3 months until 5-31-19

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

Please see attached cover letter of explanation.

Signature of Person Requesting the Extension

[Signature]
Signature

2-8-19
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 _____.