



Bethesda Market, Sketch Plan 320190030, Regulatory Extension No. 3

 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: 5/13/2019

Description

Request to extend the Sketch Plan from May 30, 2019 through October 31, 2019.

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

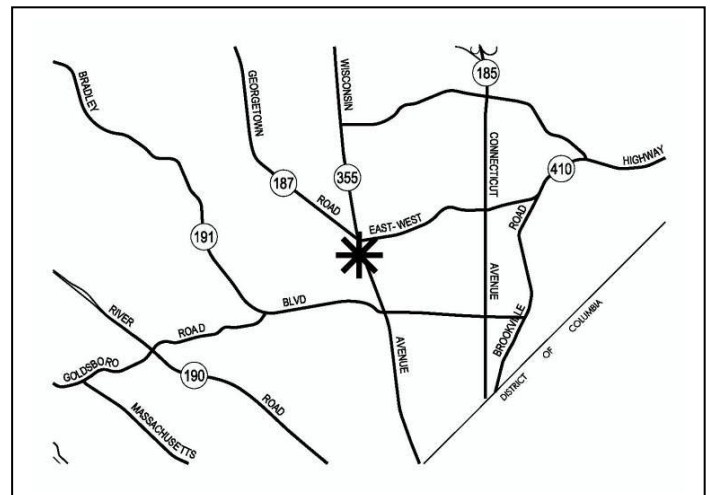
Zone: CR 3.0 C 3.0, R 2.75, H 225; CR 3.0 C 3.0, R 2.75, H 200; CR 3.0 C 3.0, R 2.75, H 35; CR 3.0 C 3.0, R 2.75, H 175; CR 3.0 C 2.0, R 2.75, H 90; CRT 0.5 C 0.25, R 0.5, H 70; and the Bethesda Overlay Zone

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 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 Application was granted a second extension by the Planning Board, on February 21, 2019, extending the review period to May 30, 2019. The Applicant has requested, in an application dated May 10, 2019, that the review period for the Sketch Plan be extended, from May 30, 2019 to October 31, 2019. The extension will allow the Applicant more time to address DRC comments due to the complexity of the Application. The Applicant will continue their ongoing meetings with various reviewing agencies, stakeholders, and interested parties; a process in which the Applicant has been actively engaged. 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 third extension request associated with the subject project.

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



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

Effective: February 6, 2019

8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550

Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

Request # 3

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: 05/30/2019

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.)

Christopher M. Ruhlen		Lerch, Early & Brewer, Chtd.	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Suite 700			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	
(301) 841-3834	(301) 347-1762	cmruhlen@lercheary.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 5 months until 10/31/2019

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

Please see attached letter of explanation.

Signature of Person Requesting the Extension

Christopher M. Ruhlen
 Signature

5/10/2019
 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 _____.

Christopher M. Ruhlen
301-841-3834
cmruhlen@lerchearly.com

May 10, 2019

BY ELECTRONIC DELIVERY

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

Re: Bethesda Market – Sketch Plan No. 320190030 (the "Application")
Third Request for Extension of Review Period

Dear Mr. Anderson:

On behalf of Columbia Realty Venture LLC, Wisconsin Avenue Properties LLC, and Wisconsin Columbia Venture LLC (collectively, the "Applicants"), and in coordination with Heather Dlhopsky of Linowes and Blocher, LLP, please accept this request for an extension of the review period for the above-referenced Application.

The Application was formally accepted on October 29, 2018, and was originally scheduled for a public hearing before the Montgomery County Planning Board (the "Planning Board") on January 24, 2019. However, since the Development Review Committee ("DRC") meeting on November 20, 2018, the Applicants have been participating in ongoing supplemental meetings with various reviewing agencies, stakeholders and interested parties including, among others, the Historic Preservation Commission. Although the Planning Board previously approved two extension requests for the Applications that together extended the review period until May 30, 2019, the Applicants are now respectfully requesting a third extension of five months, which would result in a new Planning Board hearing date of October 31, 2019. The Applicants currently anticipate that this additional period will be sufficient to complete discussions with all all relevant interests, and that the extension is otherwise appropriate given the complexity and scope of the proposed development.

The Applicants currently anticipate that they will be in a position to re-submit the Application, responding to all DRC comments, no later than September 3, 2019 (as the Planning Department requires in order to be scheduled for a Planning Board hearing on October 31, 2019). However, should the Applicants be in a position to resubmit earlier than September 3, we respectfully request that the Application be scheduled for a hearing as early within this third extension period as feasible.

Mr. Casey Anderson
and Members of the Montgomery County Planning Board

May 10, 2019

Please find the completed Regulatory Plan Extension Request form for the Application enclosed for your use. We trust that you will contact us if you have any questions, or require any additional information. For information, questions, or coordination relating to the 7126 Wisconsin Avenue portion of the Application, please contact Heather Dlhopsky at 301-961-5270. 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 me.

Very truly yours,

LERCH, EARLY & BREWER



Christopher M. Ruhlen