


Battery Lane District

Sketch Plan No. 320190080 Extension Request No. 2, Preliminary Plan No. 120190240 Extension Request No. 1

 Grace Bogdan, Planner Coordinator, Area 1, grace.bogdan@montgomeryplanning.org, 301.495.4533

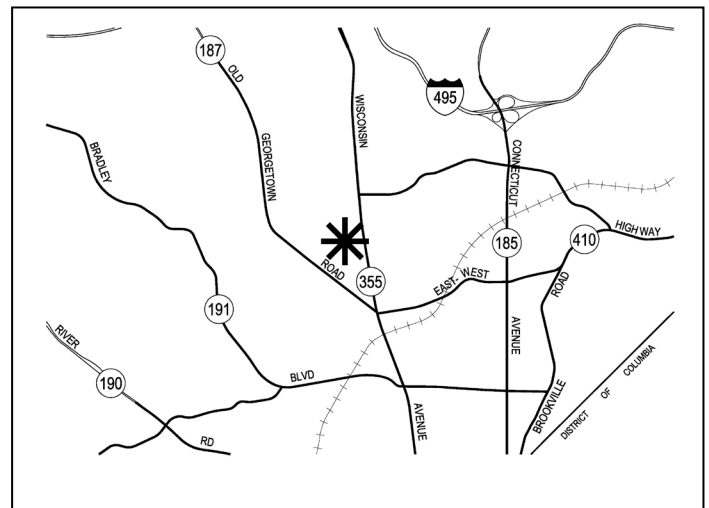
 Stephanie Dickel, Acting Supervisor, Area 1, stephanie.dickel@montgomeryplanning.org, 301.495.4527

 Elza Hisel-McCoy, Chief, Area 1, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115

Staff Report Date: 10/11/2019

Description

- Request to extend the review period for Battery Lane District Sketch Plan and Preliminary Plan from October 24, 2019, to not later than December 31, 2019.
- Location: Battery Lane between Old Georgetown Road and Woodmont Avenue
- Zone: CR 3.5 C 0.5 R 3.5 H 120 zone, CR 1.5 C 0.5 R 1.5 H 120, and the Bethesda Overlay Zone
- Master Plan: 2017 *Bethesda Downtown Sector Plan*
- Property size: 11.29 acres.
- Applicant: Aldon Management Corp.
- Acceptance Date: July 3, 2019



Summary

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 this period.

The Applicant previously received an administrative extension of 30 days for the Sketch Plan to allow concurrent review with the related Preliminary Plan. The Applicant requested, in an application dated October 2, 2019, that the review period for the Sketch Plan and Preliminary Plan be extended from October 24, 2019, to December 31, 2019. The Planning Board hearing on the applications may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance. Due to the complexity of this large project, the extensions will allow the Applicant additional time to address DRC comments and coordinate necessary approvals with outside agencies. This is the second extension request associated with the Sketch Plan and first extension request for the related Preliminary Plan.

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

Attachment A: Extension requests for Sketch Plan 320190080 and Preliminary Plan 120190240

Attachment B: Previously Approved Administrative Extension for Sketch Plan 302190080



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

Effective: December 5, 2014

8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

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Phone 301.495.4550
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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

M-NCPCC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Battery District **Plan No.** 320190080

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: 12/12/19

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.)

Nancy Regelin, Esquire		Counsel for Brown Development, LLC, Applicant	
<i>Name</i>		<i>Affiliation/Organization</i>	
12505 Park Potomac Avenue #600			
<i>Street Address</i>			
Potomac		MD	20854
<i>City</i>		<i>State</i>	
(301) 230-5224	(301) 230-2891	nregelin@shulmanrogers.com; 301-230-5224	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 2 months until 12/31/19

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

This application is for a multi-building, multi-phase project in Downtown Bethesda encompassing 5 sites and 6 buildings. The scope of the development together with the significant proposed improvements to the Battery Lane cycle-track and the Bethesda Trolley Trail necessitate additional coordination between Applicant and agencies. This extension request is made concurrently with an extension request for Preliminary Plan 120190240 for the project so they may be considered by the Planning Board on the same agenda. A 30 day extension was previously approved by the Planning Director for concurrent review through 10/24/19

Signature of Person Requesting the Extension

Nancy Regelin
 Signature

10/2/19
 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 _____.



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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Battery District **Plan No.** 120190240

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: 12/12/19

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.)

Nancy Regelin, Esquire		Counsel for Brown Development, LLC, Applicant	
<i>Name</i>		<i>Affiliation/Organization</i>	
12505 Park Potomac Avenue #600			
<i>Street Address</i>			
Potomac		MD	20854
<i>City</i>		<i>State</i>	
(301) 230-5224	(301) 230-2891	nregelin@shulmanrogers.com; 301-230-5224	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 2 months until 12/31/19

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

Battery District Preliminary Plan is a multi-building, multi-phase project encompassing 4 sites and 5 buildings in Bethesda Downtown. The scope of the project together with the significant proposed improvements within the Battery Lane right of way for the cycle-track and the Bethesda Trolley Trail necessitates additional time for review and coordination between Applicant and agencies. This extension request has been filed concurrently with one for Sketch Plan 320190080 for the project so that they may be considered by the Planning Board on the same agenda. The current review period expires 10/24/19 and the request is through the end of 2019 to permit consideration on the 12/12/19 agenda.

Signature of Person Requesting the Extension


Signature

10/2/19
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 _____.



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

Effective: February 6, 2019

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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Battery District

Plan No. 320190080

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: 09/26/2019

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.)

Nancy Regelin, Esquire		Counsel for Brown Development, LLC, Applicant	
<i>Name</i>		<i>Affiliation/Organization</i>	
12505 Park Potomac Avenue #600			
<i>Street Address</i>			
Potomac.		MD	<input type="text" value="20854"/>
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 230-5224	(301) 230-2891		
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 1 months until 10/24/2019

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

Applicant has requested concurrent review of Sketch Plan 320190080 and Preliminary Plan 120190240 for the Battery District. This request for extension is to allow both the Sketch Plan and Preliminary Plan for the project to be considered by the Planning Commission on the same agenda.

Signature of Person Requesting the Extension

Nancy Regelin, Esquire
Signature

8/6/19
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 9/26/19 until 10/24/19.

Awen Wright
Signature

8/21/19
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 _____.



**Regulatory Plan Extension Requests for Director's Signature
 Routing Slip**

Plan Number: 320190080		Number of Copies Attached: 1	
Project Name: Battery District			
Plan Type: Sketch Plan			
Requestor:	Phone Number:	Email:	
Nancy Regelin, Esquire	301-230-5224		
Signature		Date In	Date Out
Area Team Reviewer Grace Bogdan			
Area Team Supervisor Stephanie Dickel			
Area Team Chief Elza Hisel-McCoy			
Director <u>Gwen Wright</u>		8/21/19	8/21/19
DARC			
<ul style="list-style-type: none"> • Update Hansen • Scan Document for DAIC • Email scanned document to Area Team Reviewer • Original placed in file folder 			

*Ready to go to Ed
 8/21/19 CAP*