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

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  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
www.montgomeryplanning.org  
Phone 301.495.4550  
Fax 301.495.1306  

Effective: December 5, 2014  

REGULATORY PLAN EXTENSION REQUEST  

Request #1  
Request #2  

<table>
<thead>
<tr>
<th>File Number</th>
<th>Date Received</th>
<th>MCPB Hearing Date</th>
<th>NSCPC/PCC Staff Usage City</th>
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Plan Name: Battery District  
Plan No. 320190080  

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:  
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  

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<thead>
<tr>
<th>Name</th>
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<tr>
<td>Nancy Regelin, Esquire</td>
<td>Counsel for Brown Development, LLC, Applicant</td>
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<tr>
<th>Street Address</th>
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<td>12506 Park Potomac Avenue #600</td>
<td></td>
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<tbody>
<tr>
<td>(301) 230-5224</td>
<td></td>
<td><a href="mailto:nregelin@shulmanrogers.com">nregelin@shulmanrogers.com</a>; 301-230-5224</td>
<td></td>
</tr>
</tbody>
</table>

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  
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: December 5, 2014

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760 www.montgomeryplanning.org

Phone 301.495.4550
Fax 301.495.1306

REGULATORY PLAN EXTENSION REQUEST

☐ Request #1  ☐ Request #2

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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

NameAffiliation/Organization
12505 Park Potomac Avenue #600

Street Address
Potomac

City MD Zip Code 20854

Telephone Number (301) 230-5224 ext. 2502 Fax Number nregelin@shulmanrogers.com; (301) 230-5224

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

Nancy Regelin

Signature 10/2/19
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 ________________.
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

Name  
12603 Park Potomac Avenue #600

Affiliation/Organization  
Street Address
Potomac.

State  ☑ 20854  
City  
(301) 230-5224  (301) 230-2891

Zip Code  
Telephone Number  Fax Number  E-mail

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

Signature  8/6/19
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 9/20/19 until 10/24/19.

[Signature]  9/24/19  [Date]

Planning Board Review for Extensions greater than 30 days

The Montgomery County Planning Board reviewed the extension request on [Date] and approved an extension for more than 30 days of the Planning Board public hearing date from [Date] until [Date].
### Regulatory Plan Extension Requests for Director's Signature Routing Slip

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<td>Elza Hisel-McCoy</td>
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**Director**

Gwen Wright

**DARC**

- Update Hansen
- Scan Document for DAIC
- Email scanned document to Area Team Reviewer
- Original placed in file folder

*Note: Handwritten text at the bottom*

- Ready to go to Ed
- 8/21/19, CAP

*September 7, 2018*