






MCPB
Item No.: Consent
Date:

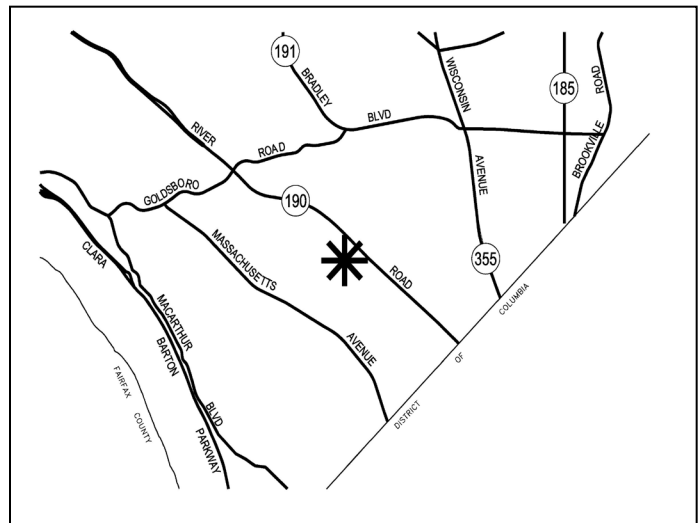
**Westwood Shopping Center/ Kensington of Bethesda
Preliminary Plan Amendment No. 12017017A and Site Plan No. 820200200 – Regulatory Extension Request #1**

-  Matthew Folden, Planner Coordinator, DownCounty Division, Matthew.Folden@montgomeryplanning.org, 301.495.4539
-  Stephanie Dickel, Supervisor, DownCounty Division, Stephanie.Dickel@montgomeryplanning.org, 301.495.4527
-  Elza Hisel-McCoy, Chief, DownCounty Division, Elza.Hisel-McCoy@montgomeryplanning.org, 301.495.2115

Staff Report Date: 9/8/20

Description

- First request to extend review of a concurrent preliminary plan amendment and site plan application to modify a previously approved site access point and construct a residential care facility of up to 155 beds;
- Located in the southern quadrant of the intersection of River Road and present-day Ridgefield Road (future realigned Westbard Avenue);
- 2.92 acres (127,280 square feet) tract area;
- CRT 1.5 C 0.5 R 1.5 H 75' zone;
- 2013 Westbard Sector Plan;
- Accepted: June 17, 2020;
- Applicant: Regency Kensington Bethesda Owner, LLC.



Staff Recommendation: Approval of the extension request.

Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C. of the Zoning Ordinance provides a 120-day limit for preliminary plan and site plan hearings, respectively. The Planning Board may, however, extend this period. Based on the Application’s acceptance date of June 17, 2020, the preliminary plan and site plan review period will expire on October 15, 2020.

The Applicant has been working with agency staff to address DRC comments, including building architecture, site design, and parkland coordination. In order to adequately address those comments, the Applicant has requested an extension through January 14, 2021. This is the first extension request associated with the subject project.

Attachment A: Applicant’s 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 #1 Request #2

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

Plan Name: Kensington of Bethesda Plan No. 820200200

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: 10/15/2020

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.)

Erin Girard

Miles & Stockbridge, P.C.

Name

Affiliation/Organization

11 North Washington Street, Suite 700

Street Address

Rockville

MD

20850

City

State

Zip Code

(301) 517-4804

(301) 517-4804

egirard@milesstockbridge.com

Telephone Number

Fax Number

E-mail

We are requesting an extension for 3 months until 01/14/2021

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

Additional time is needed for the project team to adequately address architectural and site comments and coordinate final revisions with Staff.

Signature of Person Requesting the Extension

Erin E Girard

9/4/2020

Signature

Date