



**ELP Bethesda at Rock Spring, Sketch Plan No. 320210030, Preliminary Plan No. 120210040, Regulatory Extension Request #1**

ET

Emily Tettelbaum, Acting Supervisor, Mid-County Planning, Emily.Tettelbaum@montgomeryplanning.org, (301) 495-4569

CS

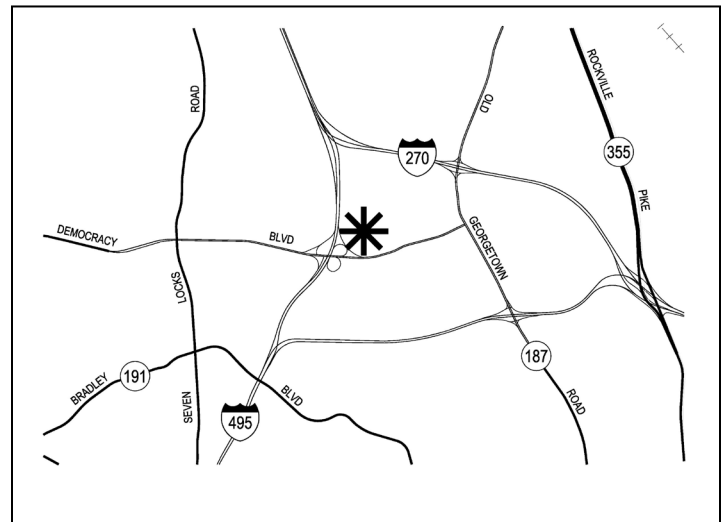
Carrie Sanders, Chief, Mid-County Planning, Carrie.Sanders@montgomeryplanning.org, (301) 495-4653

Staff Report Date:1/6/21

**Description**

Request to extend the regulatory review period for Sketch Plan No. 320210030 and Preliminary Plan No. 120210040 from February 4, 2021 to May 6, 2021.

Location: 10400 Fernwood Road, Bethesda.  
Master Plan: *Rock Spring Sector Plan*.  
Zone: CRF 1.5, C-0.75, R-1.5, H-150.  
Property Size: 33.64 acres.  
Application Accepted: October 7, 2020.  
Applicant: ELP Bethesda at Rock Spring LLC.  
Review Basis: Chapter 50, Chapter 59.



**Summary**

Section 50-4.1.E of the Subdivision Regulations and Section 59-7.3.3.C of the Zoning Ordinance generally state that Preliminary Plan and Sketch Plan applications must be scheduled for a public hearing within 120 days after the date an application is accepted.

The Application was accepted on October 7, 2020 and a tentative Planning Board date was scheduled for February 4, 2021. On December 15, 2020, the Applicant requested a three-month extension of the regulatory review period, which exceeds the 30-day extension that can be granted by the Planning Director; therefore, it requires Planning Board approval. The Applicant is requesting a three-month regulatory extension for the Sketch and Preliminary Plan review period in order to adequately address Development Review Committee (DRC) comments.

Staff supports the Applicant’s request to extend the review period with a tentative Planning Board date of May 6, 2021.

Attachment 1: Applicant’s extension request (dated December 15, 2020).



**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 \_\_\_\_\_.