




**8001 Wisconsin Avenue,  
Sketch Plan No. 320210050 and Preliminary Plan No. 120210140 – Regulatory Extension Request #1**

 Matthew Folden, AICP, Planner Coordinator, DownCounty Planning, [matthew.folden@montgomeryplanning.org](mailto:matthew.folden@montgomeryplanning.org), 301.495.4539

 Jonathan Bush, Planner Coordinator, DownCounty Planning, [jonathan.bush@montgomeryplanning.org](mailto:jonathan.bush@montgomeryplanning.org), 301.495.4530

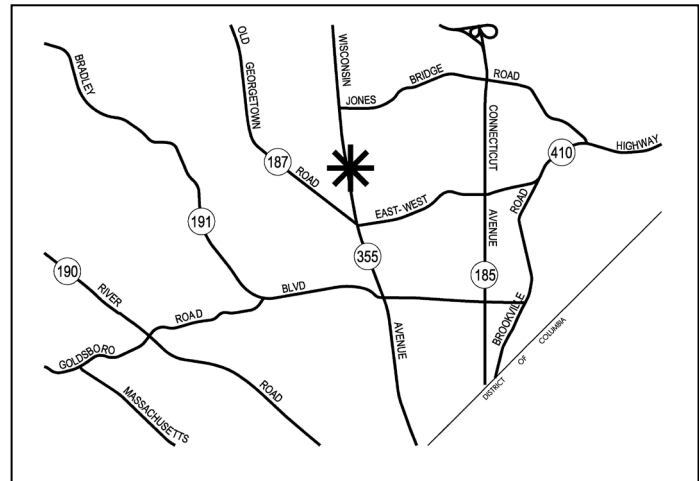
 Stephanie Dickel, Supervisor, DownCounty Planning, [stephanie.dickel@montgomeryplanning.org](mailto:stephanie.dickel@montgomeryplanning.org), 301.495.4527

 Elza Hisel-McCoy, Chief, DownCounty Planning, [elza.hisel-mccoy@montgomeryplanning.org](mailto:elza.hisel-mccoy@montgomeryplanning.org), 301.495.2115

## Description

Completed: 2.17.21

- First request to extend review of concurrent Sketch Plan and Preliminary Plan applications.
- Proposal: Creation of 1 lot and conceptual approval for a mixed-use development of up to 375,000 square feet, comprised of up to 350 multifamily dwelling units and up to 15,000 square feet of commercial uses; future Bethesda Overlay Zone density allocation;
- Current use(s): commercial uses, ancillary parking, and single-family detached dwellings;
- Located on the entire block bounded by Wisconsin Avenue, Tilbury Street, Highland Avenue, and West Virginia Avenue;
- 2.74 acres or 119,687 gross square feet of tract area zoned CR-3.0, C-3.0, R-2.75, H-90, CR-3.0, C-2.0, R-2.75, H-90, CR0.5, C-0.5, R-0.5, H-70, CRT-0.5, C-0.25, R-0.5, H-70 and Bethesda Overlay Zone in the Wisconsin Avenue Corridor and Eastern Greenway Districts of the 2017 *Bethesda Downtown Sector Plan*;
- Applicant: 8001 Wisconsin Avenue, LLC;
- Acceptance date: December 28, 2020.



## Summary

- Staff Recommendation: Approval of the extension request.**
- Section 59.7.3.3.C of the Zoning Ordinance states that a Sketch Plan accepted for concurrent review with a preliminary plan follows the 120-day preliminary plan review period.
- Section 50.4.1.E of the Subdivision Regulations provides a 120-day limit for preliminary plan hearings if the Applicant submits final drawings within 65 days of the hearing date. The Planning Board may, however, extend this review period. Based on the Application's acceptance date of December 28, 2020, the last Planning Board hearing within the 120-day review period is April 22, 2021 and the final 65-day submittal was due on February 16, 2021.
- The Applicant requests an extension of the review period for the concurrent Sketch Plan and Preliminary Plan review, through September 30, 2021, to complete an on-going Abandonment Petition (Case No. AB-769) for abandonment of an existing public alley that bifurcates the Property.

**Attachment A:** Applicant's extension request



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

Page 1 of 2

2425 Reddie Drive  
Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: January 29, 2021

Phone 301.495.4550  
Fax 301.495.1306

## REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1

☐ Request #2

### M-NCPPC Staff Use Only

File Number Date Received	_____ _____	MCPB Hearing Date	_____
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**Plan Name:** \_\_\_\_\_ **Plan No.** \_\_\_\_\_

This is a request for extension of:

☐ Project Plan

☐ Preliminary Plan

☐ Sketch Plan

☐ Site Plan

320210050

The Plan is tentatively scheduled for a Planning Board public hearing on: \_\_\_\_\_

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.)

Name		Affiliation/Organization	
Street Address			
City	State		Zip Code
Telephone Number	Fax Number	E-mail	

We are requesting an extension for \_\_\_\_\_ months until \_\_\_\_\_

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

### Signature of Person Requesting the Extension

*Bob Dalrymple*

Signature

Date

## **8001 WISCONSIN AVENUE**

### **SKETCH PLAN NO. 320210050 AND PRELIMINARY PLAN NO. 120210140**

#### **SUPPLEMENTAL STATEMENT IN SUPPORT OF REGULATORY EXTENSION REQUEST**

On behalf of 8001 Wisconsin LLC (the “Applicant”), we respectfully submit this request for a five (5) month extension of the tentative Planning Board hearing date scheduled for the above-referenced preliminary plan and sketch plan applications on April 29, 2021. The sketch plan and preliminary plan applications propose redevelopment of the assembled site located at 8001 through 8023 Wisconsin Avenue, 4700 through 4706 Highland Avenue, and 4701 through 4705 West Virginia Avenue, which consists of the entire block located to the east of Wisconsin Avenue, to the west of Tilbury Street, to the south of Highland Avenue, and to the north of West Virginia Avenue, in Downtown Bethesda (the “Property”). The Applicant is submitting this extension request to allow for additional time necessary to complete an Abandonment application (Case No. 769) that it filed for closure and abandonment of a variable width (10 to 15 feet wide) public alley that bifurcates the Property in a north-south direction (the “Public Alley”). The Abandonment application was filed with the Montgomery County Department of Transportation (“MCDOT”) on October 30, 2019 and the Applicant originally anticipated approval in late 2020. However, due to unexpected difficulties and delays caused by COVID-19, the public hearing was not held before the County’s assigned hearing officer until July 28, 2020, and the hearing officer’s report and recommendation has not been transmitted to the County Council for review and approval as of the date of this request. Since the above-referenced preliminary plan application proposes to consolidate the Public Alley into one (1) record lot for the Property, and importantly also serves to be the final act of abandonment by having the abandoned area become part of the unrestricted remainder of the Property, the Applicant’s intent is to allow for the Abandonment application to be approved by the County Council prior to the time that the associated preliminary plan and sketch plan applications are reviewed by the Montgomery County Planning Board. It is necessary for the Applicant to obtain approval of the Abandonment application prior to the referenced preliminary plan and sketch plan applications because the Abandonment is essential to delivering the proposed project as set forth in the sketch plan and preliminary plan. Given that the Montgomery Planning Board will take a recess in August of 2021, the requested extension is functionally a four (4) month extension. In order to allow for adequate time for the Abandonment to be approved by the County Council and for the proposed sketch plan and preliminary plans to be reviewed by the review agencies with the certainty of the composition of the Property, and to avoid having to seek further extensions if this takes some time, we are asking that the tentative Planning Board hearing date be set for the last meeting in September. In making this request, it is important that we note that the Planning Staff was prepared to process these applications in time to preserve the Planning Board date initially set upon the filing of these applications.

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