


Montgomery Planning

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Consent Item
Date:4/29/21

ELP Bethesda at Rock Spring, Sketch Plan No. 320210030, Preliminary Plan No. 120210040, Regulatory Extension Request #2

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

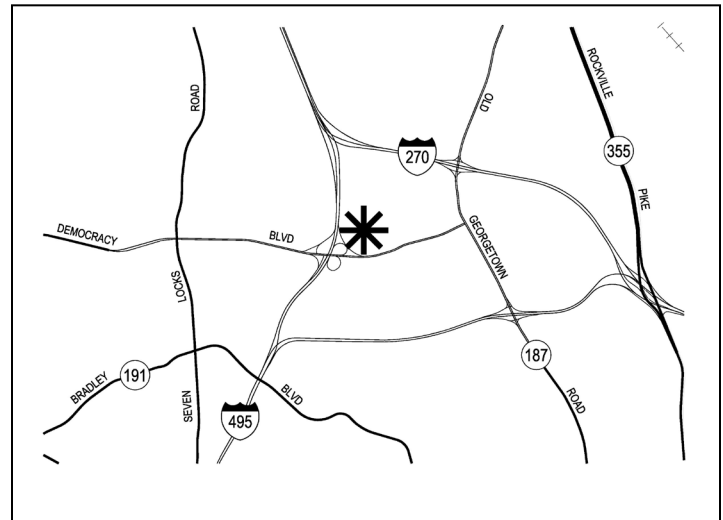
 Carrie Sanders, Chief, Mid-County Planning, Carrie.Sanders@montgomeryplanning.org, (301) 495-4653

Staff Report Date: 4/16/21

Description

Request to extend the regulatory review period for Sketch Plan No. 320210030 and Preliminary Plan No. 120210040 from May 6, 2021 to July 29, 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 January 21, 2021, the Planning Board granted a three-month extension of the regulatory review period with a tentative Planning Board date of May 6, 2021. On April 13, 2021, the Applicant submitted another request to extend the regulatory review period for two months to work through storm water management issues with the Department of Permitting Services. Although the request is for a two-month extension, until July 29, 2021, the Applicant hopes to resolve the stormwater management issues for a July 15, 2021 hearing date.

Staff supports the Applicant's request to extend the review period until July 29, 2021, with a tentative hearing date of July 15, 2021.

Attachment 1: Applicant's extension request (dated April 13, 2021).

ATTACHMENT 1



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

Effective: January 29, 2021

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REGULATORY REVIEW EXTENSION REQUEST

Request #1

Request #2

M-NCPPC Staff Use Only

File Number
Date Received

MCPB Hearing Date

Plan Name: ELP Bethesda at Rock Spring

Plan No. 320210030 and 120210040

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: 05/06/2021

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.)

Patricia A. Harris

Lerch, Early & Brewer, Chtd.

Name

Affiliation/Organization

7600 Wisconsin Avenue, Suite 700

Street Address

Bethesda

MD

20814

City

State

Zip Code

(301) 841-3832

paharris@lerchearly.com

Telephone Number

Fax Number

E-mail

We are requesting an extension for 2 months until 07/29/2021

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

To work through stormwater management issues with the Department of Permitting Services. While we have requested an extension through July 29, 2021, it is our hope that the stormwater management issues will be resolved so that the hearing may occur by July 15, 2021 at the latest.

Signature of Person Requesting the Extension

Signature

4/13/21

Date