



8001 Wisconsin Avenue, Sketch Plan No. 320210050 and Preliminary Plan No. 120210140 – Regulatory Extension Request No. 2

 Jonathan Bush, Planner Coordinator, DownCounty Planning, jonathan.bush@montgomeryplanning.org, 301.495.4530

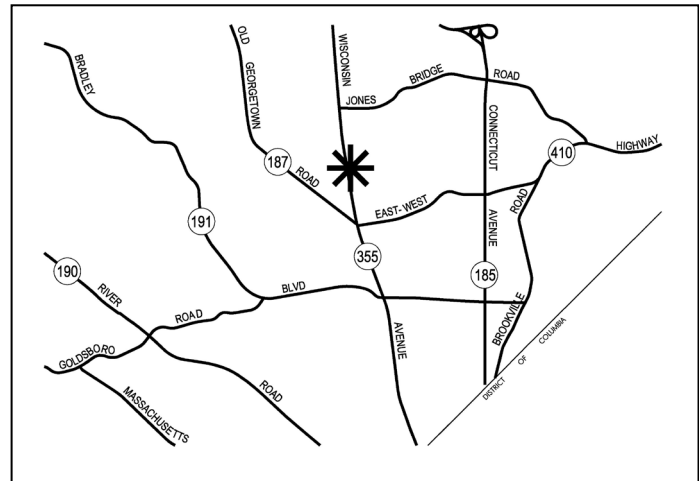
 Stephanie Dickel, Supervisor, DownCounty Planning, stephanie.dickel@montgomeryplanning.org, 301.495.4527

 Elza Hisel-McCoy, Chief, DownCounty Planning, elza.hisel-mccoy@montgomeryplanning.org, 301.495.2115

Completed: 8.27.21

Description

- Second request to extend review of concurrent Sketch Plan and Preliminary Plan applications from September 30, 2021 to February 28, 2022.
- 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

Chapter 50, Subdivision Regulations, 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. Chapter 50, Subdivision Regulations, Section 50.4.1.E provides a 120-day limit for preliminary plan hearings if the Applicant submits final drawings within 65 days of the hearing date. The Planning Director may extend the review period once, while the Planning Board may extend the period further. Consistent with these provisions, on March 11, 2021, the Planning Board approved the first request to extend the regulatory review period for the Sketch Plan and Preliminary Plan for five months from April 29, 2021 to September 30, 2021. The Applicant has requested a second extension, in an application dated August 10, 2021, to further extend the review period for Sketch Plan and Preliminary Plan from September 30, 2021 to February 28, 2022. This extension will allow the Applicant additional time to receive final approval of the Abandonment Petition (Case No. AB-769) for abandonment of an existing public alley that bifurcates the Property. The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance. Staff recommends APPROVAL of the extension request.

Attachment A: Applicant's 2nd extension request



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

Effective: January 29, 2021

2425 Reedie Drive
 Wheaton, Maryland 20902

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 Date Received	_____	MCPB Hearing Date	_____
------------------------------	-------	-------------------	-------

Plan Name: _____ **Plan No.** _____

This is a request for extension of: ☐ Project Plan ☐ Sketch Plan **320210050**
☐ Preliminary Plan ☐ Site Plan

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

SUPPLEMENTAL STATEMENT IN SUPPORT OF REGULATORY EXTENSION REQUEST

On behalf of 8001 Wisconsin LLC (the “Applicant”), we respectfully submit this request for an extension of five (5) months of the tentative Planning Board hearing date presently scheduled for the above-referenced preliminary plan and sketch plan applications on September 30, 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 obtain a final written decision from the County Council on the Abandonment application (Case No. 769) that Applicant 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”). Closure and abandonment of the Public Alley is essential for Applicant’s proposed development. The Abandonment application was very recently approved by County Council vote on July 13, 2021; however, a written resolution has yet to be issued to the Applicant. 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 is awaiting final approval of the Abandonment application so that it can fully respond to agency review comments on the associated preliminary plan and sketch plan applications.

Upon receipt of the resolution of approval for the Abandonment application, the Applicant anticipates that it will be able to work with M-NCPPC staff to address outstanding review comments over the remainder of 2021. These include the comments that relate to the many issues that arise with this being the inaugural development project for establishing the proposed Eastern Greenway, as this development project is dependent upon satisfactory resolution of these issues (which we are engaged in discussing with the Staff, but it will take some time for full resolution).

To allow for adequate time for the Applicant to work with the agencies to address review comments that were put on hold pending the outcome of the Abandonment application, and to avoid having to seek further extensions, we are asking that the tentative Planning Board hearing date be set for the last meeting in February of 2022.

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 _____.