

4725 CHELTENHAM DRIVE SKETCH PLAN AMENDMENT NO. 32020006A, SITE PLAN NO. 820220060, EXTENSION REQUEST NO. 1

Description

First request to extend review period for the Sketch Plan Amendment from January 16, 2022 to February 17, 2022 and to extend the Site Plan from February 16, 2022 to February 17, 2022. The Sketch Plan Amendment proposes to convert up to 5,000 square feet of residential uses to commercial use to accommodate up to 8 Live/Work units and modify the public benefit categories and the Site Plan proposes up to 76,841 square feet of residential uses for up to 102 dwelling units with 15% MPDUs and 4,351 square feet of commercial uses for 8 Live/Work units, a request for Bethesda Overlay Zone density and associated PIP payment. The project is located at 4725 Cheltenham Drive approximately 110 feet east of the intersection with Wisconsin Avenue, zoned CR 3.0 C 2.0 R 2.75 H 90 and the Bethesda Overlay Zone on 0.245 acres within the 2017 *Bethesda Downtown Sector Plan*.

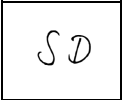
NO. 32020006A, 820220060
COMPLETED: 12-9-2021

MCPB
Item No. 1 (Consent)
January 27, 2021

2425 Reddie Drive
Floor 14
Wheaton, MD 20902



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LOCATION:

4725 Cheltenham Drive, approximately 110 feet east of the intersection with Wisconsin Ave

MASTER PLAN ZONE

2017 Bethesda Downtown Sector Plan

PROPERTY SIZE

0.245 acres

APPLICANT

Community Three Maryland, LLC

ACCEPTANCE DATE:

October 19, 2021

REVIEW BASIS:

Section 59.7.3.3.C, Section 59.7.3.4.C



Summary

- Section 50.7.3.3.C provides a 90-day review period for Sketch Plan hearings. The Planning Board may, however, extend this period.
- Section 59.7.3.4.C provides a 120-day review period for Site Plan hearings. The Planning Board may, however, extend this period.
- The Applicant has requested, in a letter dated December 9, 2021, that the review period for the Sketch Plan Amendment to be extended from January 16, 2022 to February 17, 2022 and the Site Plan be extended from February 16, 2022 to February 17, 2022.
- The Applicant requests an extension for both Applications to be heard concurrently to ensure the most efficient use of the Planning Department and Planning Board’s resources and to address all agency comments.
- 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. This is the first extension request associated with the subject project.

Attachments:

- A. Applicant's Request