

8001 WISCONSIN AVENUE, SKETCH PLAN NO. 320210050 AND PRELIMINARY PLAN NO. 120210140, EXTENSION REQUEST NO. 3

Description

Third request to extend review period, from February 28, 2022 to April 28, 2022, to create 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, including future Bethesda Overlay Zone density allocation; located on the entire block bounded by Wisconsin Avenue, Tilbury Street, Highland Avenue, and West Virginia Avenue; 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 on 2.74 acres in the 2017 Bethesda Downtown Sector Plan.

NO. 320210050 AND
120210140

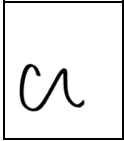
COMPLETED: 2.7.2022

MCPB
Item No. 1 (Consent)
February 17, 2022

2425 Reddie Drive
Floor 14
Wheaton, MD 20902



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

LOCATION:

The entire block bounded by Wisconsin Avenue, Tilbury Street, Highland Avenue, and West Virginia Avenue

MASTER PLAN ZONE

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

PROPERTY SIZE

2.74 acres

APPLICANT

8001 Wisconsin Avenue, LLC

ACCEPTANCE DATE:

December 28, 2020

REVIEW BASIS:

Section 59.7.3.3.C and Section 50.4.1.E



Summary

- 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 provides a 120-day review period for Preliminary Plan hearings. The Planning Board may, however, extend this period.
- The Planning Board granted two extensions for this Application on March 11, 2021 extending the review period from April 29, 2021, to September 30, 2021, and from September 30, 2021 through February 28, 2022.
- The Applicant has requested, in an application dated January 24, 2022, that the review period for the Sketch Plan and Preliminary Plan be extended from the February 28, 2022 to April 28, 2022.
- This extension will allow the Applicant additional time to coordinate the conceptual layout of the Eastern Greenway with Park and Planning staff.
- 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 third extension request associated with the subject project.
- Staff recommends APPROVAL of the extension request.

Attachment:

A. Applicant's 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

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 _____.