

## 8001 WISCONSIN AVENUE, SKETCH PLAN NO. 320210050 AND PRELIMINARY PLAN NO. 120210140, EXTENSION REQUEST NO. 4

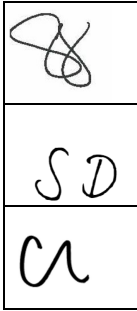
### Description

Fourth request to extend review period, from April 28, 2022 to December 29, 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 & 120210140  
COMPLETED: 4.8.2022

MCPB  
Item No. 4  
April 21, 2022

2425 Reedie Drive  
Floor 14  
Wheaton, MD 20902



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## Summary

### 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

- 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 three extensions for these Applications on March 11, 2021 extending the review period from April 29, 2021, to September 30, 2021, from September 30, 2021 through February 28, 2022, and from February 28, 2022 through April 28, 2022.
- The Applicant has requested, in an application dated March 25, 2022, that the review period for the Sketch Plan and Preliminary Plan be extended from April 28, 2022 to December 29, 2022.
- This extension will allow the Applicant time to study the mix of proposed commercial uses in response to changing market conditions and will also provide 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 fourth 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

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 Wheaton, Maryland 20902

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## REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1    ☐ Request #2    ☒ Request #4

M-NCPPC Staff Use Only			
File Number	320210050 & 120210140	MCPB Hearing Date	_____ 4/28/2022 _____
Date Received	_____ 3/28/2022 _____		

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