

4901 BATTERY LANE

PRELIMINARY PLAN 120220100 & SITE PLAN 820220160

Description

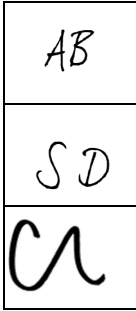
Second request to extend the review period, from September 17, 2022 to December 31, 2022, to create one lot for the construction of 417,367 square feet of residential development, for a maximum of 372 multi-family dwelling units, with a minimum of 15% MPDUs, 277,704 square feet of BOZ density and associated PIP payment.

NO. 120220100 & 820220160

COMPLETED: AUGUST 29,
2022

MCPB
Item No. Preliminary
Matters
September 8, 2022

2425 Reddie Drive
Floor 14
Wheaton, MD 20902



Adam Bossi, Planner III, DownCounty Planning, Adam.Bossi@montgomeryplanning.org, 301.495.4529

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:

4901 Battery Lane, Bethesda; on the north side of Battery Lane, approximately 450 feet west of Woodmont Avenue.

MASTER PLAN

2017 *Bethesda Downtown Sector Plan*

ZONE

CR-1.5 C-0.5 R-1.5 H-120' and Bethesda Overlay Zone (BOZ)

PROPERTY SIZE

2.12 acres

APPLICANT

WC Smith Development

ACCEPTANCE DATE:

April 21, 2022

REVIEW BASIS:

Chapters 50 and 59



Summary

- Section 50.4.1.E of the Subdivision Regulations provides a 120-day review period for Preliminary Plan hearings. Section 59.7.3.4.C of the Zoning Ordinance provides a 120-day review period for a Site Plan. The Planning Board may, however, extend both review periods.
- The Applicant previously received approval of their first extension from the Planning Director, extending the regulatory review periods for the Preliminary Plan and Site Plan applications from August 18, 2022, to September 17, 2022.
- The Applicant has requested, in an application dated August 10, 2022, a second extension of the regulatory review periods for the Preliminary Plan and Site Plan applications, from September 17, 2022, to December 30, 2022. The extension will allow the Applicant additional time to resolve design and transportation items and prepare a final submission.
- 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 second extension request for both applications.

Attachment:

- A. Applicant's Request – Preliminary Plan
- B. Applicant's Request – Site Plan