

8001 WISCONSIN AVENUE, SKETCH PLAN NO. 320210050 AND PRELIMINARY PLAN NO. 120210140, EXTENSION REQUEST NO. 5

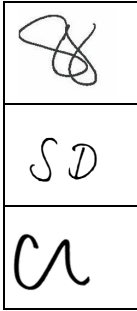
Description

This application is for 375,000 square feet of residential and commercial uses that covers an entire city block in Downtown Bethesda. It has included a number of complex elements, including County Council abandonment of a public alley, an implementation methodology for an overlay zone provision never before used, and negotiation with the Parks Department regarding the Sector-Plan-recommended Eastern Greenway. To accommodate these many moving pieces, the Planning Board has granted the Applicant's requests for four previous review extensions, from September 2021 through December 29, 2022. The Applicant and Staff are close to final resolution of the remaining issues, but this resolution will not be ready by December 29th. The Applicant requests a fifth and final review extension from December 29, 2022, to January 31, 2023, to address final condition details for this unique project.

NO. 320210050 & 120210140
COMPLETED: 12.5.2022

MCPB
Item No. 3
December 15, 2022

2425 Reedy 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 four extensions for these Applications:
 - Extension Request 1: 4/29/2021 – 9/30/2021
 - Extension Request 2: 9/30/2021 – 2/28/2022
 - Extension Request 3: 2/28/2022 – 4/28/2022
 - Extension Request 4: 4/28/2022 – 12/29/2022
- The Applicant has requested, in an application dated November 28, 2022, that the review period for the Sketch Plan and Preliminary Plan be extended from December 29, 2022 to January 31, 2023, to address final condition details. 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 fifth 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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REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1

☐ Request #2

M-NCPPC Staff Use Only			
File Number	320210050 & 120210140	MCPB Hearing Date	_____ 12/29/2022 _____
Date Received	11/28/2022		

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

Matthew Gordon

 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 _____.