

7126 WISCONSIN AVENUE

SKETCH PLAN 32019003A, PRELIMINARY PLAN 120230020, &
SITE PLAN 820230020

Description

Second request to extend the review period, from March 30, 2023 to May 25, 2023, to resolve site design items and make the final submission, for three applications to create one lot for the construction of 418,332 square feet of mixed-use development, to include up to 330 multi-family dwelling units, with a minimum of 15% MPDUs, and up to 9,000 square feet of commercial uses, 280,497 square feet of BOZ density and associated PIP payment.

NO. 32019003A, 120230020,
820230020

COMPLETED: MARCH 3, 2023

MCPB
Item No. Preliminary
Matters
DATE: March 16, 2023

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

AB
SD
CA

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LOCATION:

At the southwest quadrant of the intersection of Bethesda Avenue and Wisconsin Avenue.

MASTER PLAN

2017 Bethesda Downtown Sector Plan

ZONE

CR-3.0 C-3.0 R-2.75 H-225, CR-3.0 C-3.0 R-2.75 H-200 and Bethesda Overlay Zone

PROPERTY SIZE

1.05 acres

APPLICANT

Wisconsin Avenue Properties, LLC

ACCEPTANCE DATE:

November 2, 2022

REVIEW BASIS:

Chapter 50 & Chapter 59



Summary

- Section 50.4.1.E of the Subdivision Regulations provides a 120-day review period for Preliminary Plan hearings. Section 59.7.3.3.C., and Section 59.7.3.4.C of the Zoning Ordinance provides a 120-day review period for Sketch Plan and Site Plan hearings. The Planning Board may, however, extend the review periods.
- The Planning Director administratively extended the review period for the three applications for 30 days, from March 2, 2023 to March 30, 2023.
- The Applicant has requested, in an application dated February 21, 2023, a second extension of the regulatory review periods for the Sketch, Preliminary, and Site Plan applications. The extension will allow the Applicant additional time to resolve site design items and make the 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 the Sketch, Preliminary, and Site Plan applications.

Attachment:

- A. Applicant's Extension Request – Sketch, Preliminary, Site Plans