

7126 WISCONSIN AVENUE

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

Description

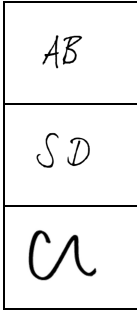
Third request to extend the review period, from May 25, 2023 to September 28, 2023, to finalize the mix of proposed uses and associated design items, and make the final submission, for three applications. The Sketch Plan Amendment, Preliminary Plan, and Site Plan applications request to add the property at 4708 Bethesda Avenue into the proposal for one lot for the construction of a 225-foot tall, 418,332 square foot mixed-use building with a maximum of 409,332 square feet of residential uses for up to 330 units, of which up to 130 units may be converted to short-term rental units, with 15 percent MPDUs, and 9,000 square feet of commercial uses, with 280,497 square feet of Bethesda Overlay Zone (BOZ) density and associated PIP payment.

NO. 32019003A, 120230020,
820230020

COMPLETED: APRIL 28, 2023

MCPB
Item No. Preliminary
Matters
DATE: May 18, 2023

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:

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.
- On January 19, 2023, the Planning Director administratively extended the review period for the three applications for 30 days, from March 2, 2023 to March 30, 2023. On March 16, 2023, the Planning Board approved a second extension request for the review period of the three applications to May 25, 2023.
- The Applicant has requested, in an application dated April 20, 2023, a third extension of the review period for the three applications from May 25, 2023 to September 28, 2023, to allow the Applicant additional time to finalize the mix of proposed uses and associated 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 third extension request for the Sketch Plan Amendment, Preliminary Plan, and Site Plan applications.

Attachment:

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