

# THE SEASONS, PRELIMINARY PLAN AMENDMENT NO. 11989193A EXTENSION REQUEST NO. 1

## Description

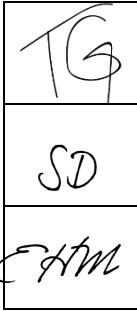
First request to extend review period, from August 1, 2024, to October 3, 2024, for an application to amend Preliminary Plan 119891930 to convert existing commercial office space to multifamily residential uses. The extension will allow the Applicant time to coordinate with Staff to address Chapter 22A Forest Conservation Requirements through review of a new Forest Conservation Plan to accompany the Preliminary Plan Amendment.

NO. 11989193A

COMPLETED: 7-15-2024

MCPB  
Item No. Preliminary  
Matters  
7-25-2024

2425 Reddie Drive  
Floor 14  
Wheaton, MD 20902



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**LOCATION:**

4710 Bethesda Avenue;  
250 feet West of Wisconsin Ave

**MASTER PLAN**

2017 Bethesda Downtown Sector Plan

**ZONE**

CR 3.0, C-3.0, R-2.75, H-200'; reviewed under previous CBD-1 Zone per Section 7.7.1.B.3 of the Zoning Ordinance

**PROPERTY SIZE**

0.58 acres

**APPLICANT**

David Landow  
Landow and Company

**ACCEPTANCE DATE:**

April 3, 2024

**REVIEW BASIS:**

Chapter 50

 **Summary**

- Section 50.4.1.E of the Subdivision Regulations states that Preliminary Plan applications must be scheduled for a public hearing within 120 days after the date of acceptance. The Planning Board may, however, extend this period.
- The Application for Preliminary Plan Amendment No. 11989193A was accepted on April 3, 2024, with an original 120-day regulatory review period expiration on August 1, 2024.
- On July 10, 2024, the Applicant requested that the review period for the Preliminary Plan Amendment be extended from August 1, 2024, to October 3, 2024.
- The extension will allow the Applicant time to complete the review of a Forest Conservation Plan to accompany the Preliminary Plan Amendment Application; this Application includes a Subject Property which was build by-right under the previous C-2 Zone in the 1960's and was later brought into compliance via a Preliminary Plan of subdivision under the CBD-1 Zone in 1990.
- A Forest Conservation Plan has not been previously part of the regulatory approvals for the Subject Property but is required currently per Chapter 22A Forest Conservation Law. The requested extension will allow the Applicant adequate time to address review comments and bring the Forest Conservation Plan forward to accompany the Preliminary Plan Amendment.
- 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 first extension request associated with the subject project.
- Staff recommends APPROVAL of the extension request.

Attachment:

A. Applicant's Request