

PLD LOT 25 REDEVELOPMENT EXTENSION REQUEST NO.2
MANDATORY REFERRAL NO. MR2025005, PRELIMINARY PLAN
NO. 120250040, SITE PLAN NO. 820250030, FOREST
CONSERVATION PLAN NO. F20250110

Description

Request to extend the regulatory review period two months from February 27, 2025 until April 24, 2025, for Applications to create one lot for the construction of a 230,000 square foot mixed-use building containing up to 235 units with 20% MPDUs, including up to 227 multifamily units and 8 live work units and a public parking garage, one lot for dedication of public parkland, and abandonment of a public alley.

COMPLETED: 2/14/2025

PLANNING BOARD HEARING DATE: 2/27/2025

MCPB ITEM NO. 3

Planning Staff



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LOCATION/ADDRESS

Located approximately 130 ft east of Wisconsin Avenue on the block bounded by Maple Avenue, Tilbury Street, Highland Avenue, and a public alley

MASTER PLAN

2017 *Bethesda Downtown Plan*

ZONE

CR-3.0, C-2.0, R-2.75, H-70, CRT-0.5, C-0.25, R- 0.5, H-70 and Bethesda Overlay Zone (BOZ)

PROPERTY SIZE

1.88 acres

APPLICANT

Monument Realty

ACCEPTANCE DATE

March 6, 2024

REVIEW BASIS

Chapter 22A, Chapter 50, Chapter 59, Md. Land Use Article, Section 20-301, et seq.

Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings and Section 59.7.3.4.C provides a 120-day review period for Site Plan hearings. The Planning Board may, however, extend this period.
- On January 18, 2025, the Planning Director approved a 30-day extension the Applications through February 27, 2025.
- The Applicant is requesting an additional 2-month extension, through April 24, 2025, to allow resubmission of the Transportation Impact Study and required mitigation projects in compliance with the recently adopted 2024-2028 Growth and Infrastructure Policy.
- The Planning Board hearing on the applications may take place before the end of the review period and will be publicly noticed in accordance with the Subdivision and Zoning Ordinance. This is the second 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: December 4, 2024

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Wheaton, Maryland 20902

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REGULATORY REVIEW EXTENSION REQUEST

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: _____ **Plan No.** _____

This is a request for extension of:

Project Plan Sketch Plan
 Preliminary Plan Site Plan

820250030

The Plan is tentatively scheduled for a Planning Board public hearing on (this date is the last scheduled Planning Board hearing date within the review period): _____

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 _____ days/ months until _____ (this date must be a scheduled Planning Board hearing date).

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 one extension 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 _____ (this date must be a scheduled Planning Board hearing date).

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 of the Planning Board public hearing date from _____ until _____ (this date must be a scheduled Planning Board public hearing date).