

**7070 ARLINGTON ROAD, PRELIMINARY PLAN 11998051B
SKETCH PLAN 32021010A, EXTENSION REQUEST #1**

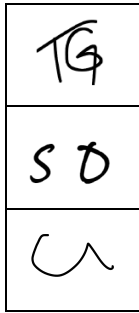
Description

Request to extend review period, from April 26, 2025, to June 26, 2025, for a Preliminary Plan amendment application and Sketch Plan amendment application. Collectively, these Amendments propose to extend the validity period and Site Plan filing period for development on the Subject Property.

NO. 11998051B & 32021010A
COMPLETED:
MARCH 31, 2025

MCPB
Item No. Preliminary
Matters
April 10, 2025

2425 Reedie Drive
Floor 14
Wheaton, MD 20902



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Summary

LOCATION:

SE quadrant, intersection of Arlington Road and Bethesda Avenue

MASTER PLAN

2017 Bethesda Downtown Sector Plan

ZONE

CRT-2.25 C-2.25 R-2.25 H-90', H-70' and Bethesda Overlay Zone

PROPERTY SIZE

2.39 acres

APPLICANT

FR Bethesda Row LLC, c/o Federal Realty Investment Trust

ACCEPTANCE DATE:

December 27, 2024

REVIEW BASIS:

Chapter 50, Chapter 59

- Section 59.7.3.3.C of the Zoning Ordinance provides a 90-day review period for Sketch Plan Hearings. 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 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 Applications were accepted on December 27, 2024, with an original 120-day regulatory review period expiration on April 26, 2025.
- The Applicant is requesting an additional 2-month extension of the review period to June 26, 2025.
- This extension will all the Applicant time to finalize certification of the original Sketch Plan (no. 320210100) and the previously amended Preliminary Plan (no. 11998051A).
- 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 extension request.

Attachment:

A. Applicant's Request