



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item # \_\_\_\_\_  
MCPB 10/11/07

**MEMORANDUM**

DATE: 10/01/07

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*  
Robert Kronenberg, Acting Supervisor *RK*  
Development Review Division

FROM: Joshua C. Sloan *JCS*  
Development Review Division  
(301) 495-4597

REVIEW TYPE: Project Plan

CASE #: 920070070

PROJECT NAME: Woodmont East

APPLYING FOR: Extension of the 90 day review period for a project plan per Section D-2.2 of the Zoning Ordinance.

REVIEW BASIS: Div. 59-D-2.11 of the Montgomery County Zoning Ordinance

ZONE: CBD-2

LOCATION: Southeast corner of Elm Street and Woodmont Avenue.

MASTER PLAN: Bethesda CBD Sector Plan

APPLICANT: JBG Associates, LLC

FILING DATE: 4/2/07

HEARING DATE: 10/11/07



The applicant filed the subject Project Plan application on December 6, 2006 and the project was accepted and scheduled on April 2, 2007. The subject Project Plan is being reviewed concurrently with Preliminary Plan 120070200.

Section D-2.2 of the Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a project plan. The Planning Board, however, can extend this time period. Despite an earlier extension, there are still unresolved issues that require

further analysis by Staff. In addition, there are necessary approvals from other County and State agencies that have not been obtained. These approvals and analysis relate primarily to:

1. Stormwater management,
2. Maryland Transportation Authority easements and Purple Line implementation,
3. The Capitol Crescent Trail and tunnel alternatives, and
4. The Public Use Space and Off-Site Amenity package.

The fact that each of these issues will require interagency analysis and the submission of further information makes an extension of the Project Plan review period necessary. Staff will work with the Applicant and all relevant agencies and interested parties to find solutions to these issues and will bring this project to the Planning Board within 90 days.