



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

Item # _____
MCPB 1/17/08


MEMORANDUM

DATE: 1/4/07

TO: Montgomery County Planning Board

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

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



REVIEW TYPE: Project Plan
CASE #: 91992004B
PROJECT NAME: 4 Bethesda Metro Center

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-3
LOCATION: Southwest quadrant of the intersection of Old Georgetown Road and Wisconsin Avenue.
MASTER PLAN: Bethesda CBD Sector Plan

APPLICANT: Bethesda Metro Center Holdings, LLC
FILING DATE: 07/05/07
HEARING DATE: 1/17/07

The applicant filed the subject Project Plan application on April 19, 2007 and the project was accepted and scheduled on June 5, 2007. The subject Project Plan is being reviewed concurrently with Preliminary Plan 11981068A.

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. There are numerous density and Sector Plan issues raised by this proposal and Staff has received objections from neighboring property owners. The Applicant continues to work with Staff and the community to resolve these issues.

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.