Item # MCPB 1-24-08

MEMORANDUM

DATE:

January 8, 2008

TO:

Montgomery County Planning Board

VIA:

Rose Krasnow, Chief Kall

Robert Kronenberg, Supervisor

Development Review Division

FROM:

Elza Hisel-McCoy, Senior Planner

Development Review Division

(301) 495-2115

REVIEW TYPE:

Project Plan Review

CASE #:

920060070

PROJECT NAME:

The Veneto

APPLYING FOR:

Extension of the 90-day review period for a project plan for up to an

additional 90 days, or no later than April 17, 2008

REVIEW BASIS:

Div. 59-D-2.2 of Montgomery County Zoning Ordinance

ZONE:

CBD-1

LOCATION:

The west quadrant of the intersection of Norfolk Avenue and Cordell

Avenue

MASTER PLAN:

Woodmont Triangle Amendment to the Bethesda CBD Sector Plan

APPLICANT:

Norfolk-Cordell II, LLC

FILING DATE:

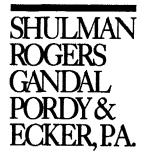
March 17, 2006

HEARING DATE:

January 24, 2008

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 may, however, extend this period. On November 1, 2007, the Board did extend the review period for this proposed project plan until January 24, 2008, in response to the Applicant's request for additional time to allow the County Council to complete its deliberations on a pending Zoning Text Amendment (ZTA 07-10). Once approved, the Applicant would like to take advantage of the Amendment with regard to their provision of Public Open Space required by the Zoning.

The Council has yet to approve the ZTA, and the Applicant, in their letter dated December 17, 2007, is requesting an additional 90-day extension of the review period, until no later than April 17, 2008, to await final resolution of the proposal. Staff recommends APPROVAL of the extension request.



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December 17, 2007

Mr. Elza Hisel-McCoy Community Based Planning Division Montgomery County Department of Park & Planning 8787 Georgia Avenue Silver Spring, Maryland 20910-3670

Re:

Veneto: Project Plan No. 920060070 Applicant: Norfolk-Cordell II, LLC

Dear Mr. Hisel-McCoy,

We wish to communicate to Planning Staff and to the Montgomery County Planning Board that the Applicant in the above-captioned matter requests an additional extension for its Project Plan hearing. At the Planning Board's November 1, 2007 meeting, the Applicant received an extension to January 24, 2008. The instant request seeks an extension of up to ninety days. The extension will provide relief from the requirement of Montgomery County Zoning Ordinance Sec. 59-D-2.2 which calls for a Project Plan hearing to be held within 90-days of the application's filing.

We continue to await the Planning, Housing and Economic Development (PHED) Committee's and the full County Council's review of Zoning Text Amendment 07-10 concerning amendments to the Central Business District zones. We are hopeful that a PHED Committee Worksession to review ZTA 07-10 will be scheduled shortly.

Thank you for your assistance. Please let us know if you have any questions.

Sincerely yours,

SHULMAN, ROGERS, GANDAL, PORDY & ECKER, P.A.

Anne Marie Vassallo

cc: Norfolk-Cordell II, LLC David D. Freishtat, Esq.