



MCPB

Consent Item

Date: 11-20-2014

North Bethesda Market II. Sketch Plan No. 32011003A, Extension Request

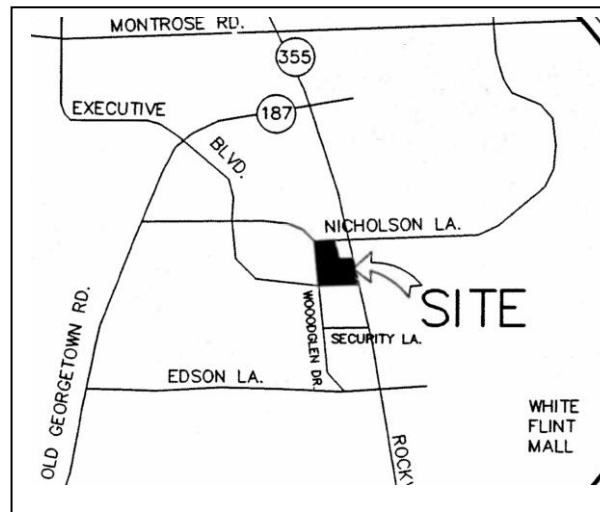
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Completed: 11-7-14

Description

- Request for an extension of the 90-day review period for Sketch Plan 32011003A from November 25, 2014 to January 31, 2015;
- Tentative Planning Board Hearing is scheduled for January 15, 2015;
- Applicant: The JBG Companies;
- Filing Date: August 28, 2014.



Summary

- Section 59-C-15.43(b)(2) of the Zoning Ordinance states that the Planning Board shall hold a public hearing no later than 90 days after the filing of a sketch plan, and that, "a request for an extension must be granted if the Planning Board finds it not to constitute prejudice or undue hardship on any interested party."
- The Applicant needs additional time to respond to comments received at Development Review Committee and submit revised documents.
- Staff believes that an extension of the review period will not constitute prejudice or undue hardship on any interested party. Staff recommends approval of the proposed extension request.



ideas that work

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October 31, 2014

VIA ELECTRONIC DELIVERY

The Honorable Casey Anderson, Chair
Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: North Bethesda Market II
Sketch Plan Amendment No. 32011003A

Dear Chairman Anderson:

On behalf of JBG/Nicholson Lane East, LLC, the Applicant of the above-referenced Sketch Plan Amendment, and pursuant to Montgomery County Zoning Ordinance Section 59-C-15.43(b)(2), we respectfully request an extension of the time in which the Planning Board is required to hold a public hearing on the above referenced Sketch Plan Amendment application, which was formally accepted on August 28, 2014. The proposed extension would be until January 31, 2015.

Staff has indicated that the Sketch Plan Amendment cannot be scheduled on the Planning Board's agenda before the 90 day statutory period will toll in late November. This delay is due in part to the fact that the Sketch Plan Amendment was filed concurrently with amendments to the Preliminary Plan and Site Plan, as well as delays in inter-agency review of the submitted applications. The Applicant desires for all three applications to be heard concurrently, to ensure the most efficient use of the Planning Department and Planning Board's resources. Although the Applicant is requesting an extension of the review period, to ensure that there is sufficient time to respond to Staff's comments and to give Staff adequate time to complete their review of all three applications, it is the Applicant's desire that the applications be scheduled for a Planning Board hearing in December or January – no later than January 15, 2015. The Applicant respectfully requests that all efforts be made to ensure timely review of the applications to meet this goal and we certainly will do the same.

Thank you for your consideration of this matter.

Very truly yours,

Steven A. Robins

Elizabeth C. Geare

cc: Kristi Smith
Devon Lauer