



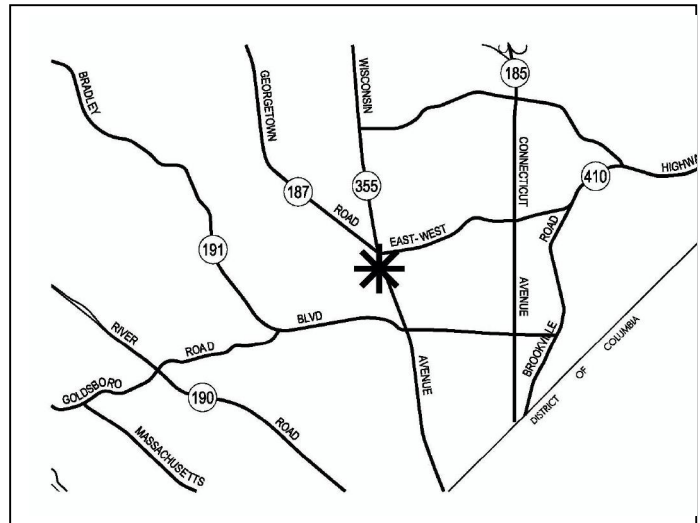
Brightview Bethesda, Sketch Plan 320160010

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Staff Report Date: 10/2/15

Description

Location: Northeast quadrant of the intersection of Rugby Avenue and Glenbrook Road
 Zone: CR-3.0 C-1.0 R-2.75 H-90T and CRN-0.5 C-0.5 R-0.25 H-35
 Master Plan: Woodmont Triangle Amendment to the Bethesda CBD Sector Plan
 Property size: 1.39 acres
 Request to extend the review period for a sketch plan for up to 61 days, from October 21, 2015, to December 21, 2015
 Applicant: Shelter Development, LLC
 Filing Date: December 3, 2014



Summary

Staff Recommendation: Approval of the extension.

Section 7.3.3.C of the Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a sketch plan. The Planning Board may, however, extend this period. Several complex issues raised at the Development Review Committee meeting of August 17, 2015, are still being resolved, including reconfiguration of the public open space areas and coordination with MCDOT on access issues. The applicant has requested, in an application dated September 24, 2015, that the review period for the sketch plan be extended for up to 61 days, from October 21, 2015, until no later than December 21, 2015, to allow the remaining issues to be resolved.

Staff recommends **APPROVAL** of the extension request.

Attachment A: Applicant's extension request



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Effective: December 5, 2014

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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Brightview Bethesda **Plan No.** 320160010

This is a request for extension of: Project Plan Sketch Plan
 Preliminary Plan Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 10/15/15

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

Person requesting the extension:

Owner, Owner's Representative, Staff (check applicable.)


Pat Harris	Lerch, Early & Brewer
<i>Name</i>	<i>Affiliation/Organization</i>
3 Bethesda Metro Center Suite 460	
<i>Street Address</i>	
Bethesda	MD
<i>City</i>	<i>State</i>
(301) 841-3832	paharris@lercheearly.com
<i>Telephone Number</i> <i>ext.</i> <i>Fax Number</i>	<i>E-mail</i>
	20814
	<i>Zip Code</i>

We are requesting an extension for 2 months until December 21, 2015

Describe the nature of the extension request. Provide a separate sheet if necessary.

The applicant is addressing several issues raised at DRG, including coordination with MCDOT on access issues and revisions to the plan drawing.

Signature of Person Requesting the Extension


Signature

9/24/15
Date

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant extensions of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from _____ until _____.

Signature

Date

Planning Board Review for Extensions greater than 30 days

The Montgomery County Planning Board reviewed the extension request on _____ and approved an extension for more than 30 days of the Planning Board public hearing date from _____ until _____.