MCPB

Item No. xxxxx Date: 1/26/12

Woodmont / 7200, Project Plan Review, 92007007B

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Staff Report Date: 1/13/12

Description

Location: In the northeast quadrant of the intersection of Woodmont Avenue and Bethesda

Avenue Zone: CBD-2

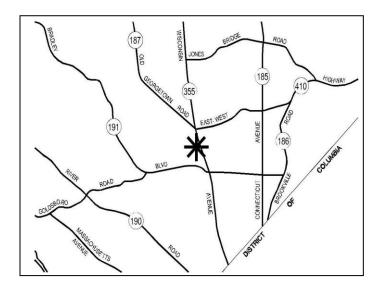
Master Plan: Bethesda CBD Sector Plan

Property size: 5.8 acres

Application to extend the review period for a project plan for up to 36 days, from January 26, 2012 to

March 2, 2012

Applicant: Street Retail; JBG Filing Date: October 24, 2011



Summary

 ${\bf Staff\ Recommendation:\ Approval\ of\ the\ extension.}$

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. Several complex issues affecting the project remain to be resolved, including issues relating to the proposed on-street (i.e., non-tunnel) alignment of the Capital Crescent Trail, non-standard amenities in the public right-of-way of Bethesda Avenue, and provision of adequate public use space. The applicant has requested, in a letter dated December 29, 2011, that the review period for the project plan be extended for up to 36 days, from January 26, 2012, until no later than March 2, 2012, to allow the applicant to address these issues.

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

Attachment A: Applicant's extension request



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December 29, 2011

VIA ELECTRONIC MAIL

Francoise Carrier, Esquire Chair, Montgomery County Planning Board Maryland National Capital Park and Planning Commission 8787 Georgia Avenue Silver Spring, Maryland 20910

Re: Woodmont/7200

Project Plan No. 92007007B

Dear Madam Chair:

On behalf of JBG Associates, the Applicant of the above-referenced Project Plan, and pursuant to Montgomery County Zoning Ordinance Section 59-D-2.2, we hereby request an extension of the public hearing date to March 2, 2012. We trust that this will provide sufficient time to resolve issues relating to the Bethesda Avenue bike path and for staff to thoroughly review the revised plans.

Very truly yours,

Patricia A. Harris

PAH/paj

cc: Mr. Neil Braunstein

Ms. Holly Hull