



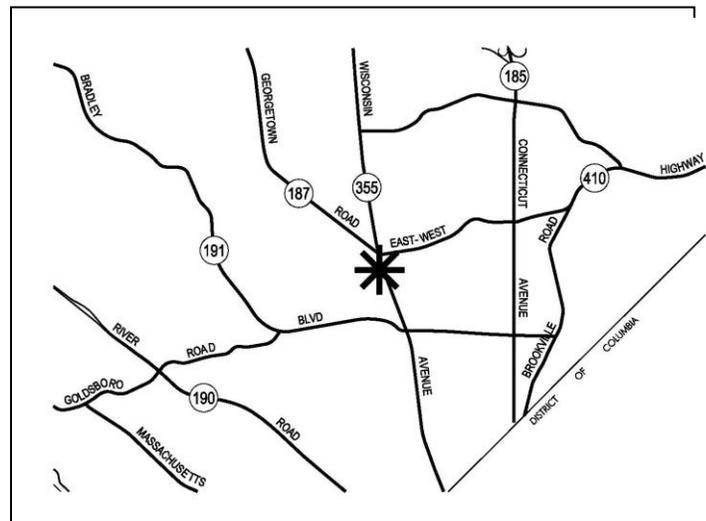
**Artery Plaza, Sketch Plan 320150050, Site Plan Amendment 81984002B**

- Neil Braunstein, AICP, Area 1, neil.braunstein@montgomeryplanning.org, (301) 495-4532
- Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115
- PAK* Robert Kronenberg, Chief, Area 1, robert.kronenberg@montgomeryplanning.org, (301) 495-2187

**Staff Report Date: 3/4/16**

**Description**

Location: Northwest quadrant of the intersection of Bethesda Avenue and Wisconsin Avenue  
 Zone: CR-3.0 C-0.75 R-3.0 H-145T  
 Master Plan: *Bethesda Purple Line Station Minor Master Plan Amendment*  
 Property size: 3.02 acres  
 Request to extend the review period for a sketch plan and site plan up to 73 days, from March 19, 2016, to May 31, 2016  
 Applicant: JBG/Bethesda Avenue, LLC, JBG/7200 Wisconsin, LLC, and JBG/Woodmont II, LLC  
 Filing Date: October 21, 2015



**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, and Section 7.3.4.C provides a 120-day limit for site plan hearings. The Planning Board may, however, extend these periods. Several complex issues raised at the Development Review Committee meeting of November 9, 2015, are still being resolved, including design of a separated bike lane along the property frontage. The applicant has requested, in a request dated March 1, 2016, that the review periods for the sketch plan and site plan be extended for up to 73 days from March 19, 2016, to May 31, 2016, to allow the remaining issues to be resolved. The Planning Board previously extended the review period of the sketch plan by 60 days from January 19, 2016, to March 19, 2016, and previously extended the review period of the site plan by 30 days from February 18, 2016, to March 19, 2016.

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

Attachment A: Applicant's extension request



8787 Georgia Avenue  
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550  
 Fax 301.495.1306

**REGULATORY PLAN EXTENSION REQUEST**

Request #1       Request #2

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

81984002B

**Plan Name:** Artery Plaza      **Plan No.** 320150050

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: N/A

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.)

Patricia A. Harris, Esq.	Lerch, Early & Brewer
<i>Name</i>	<i>Affiliation/Organization</i>
3 Bethesda Metro Center, Suite 460	
<i>Street Address</i>	
Bethesda	Maryland
<i>City</i>	<i>State</i>
(301) 841-3832      (301) 347-3756      paharris@lercheearly.com	20814
<i>Telephone Number</i> <i>ext.</i> <i>Fax Number</i> <i>E-mail</i>	<i>Zip Code</i>

We are requesting an extension for 73 days ~~months~~ until May 31, 2016

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

Additional time needed to work out design issues and respond to DRC comments.

**Signature of Person Requesting the Extension**

\_\_\_\_\_  
*Signature*

3/1/16  
*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 \_\_\_\_\_.