




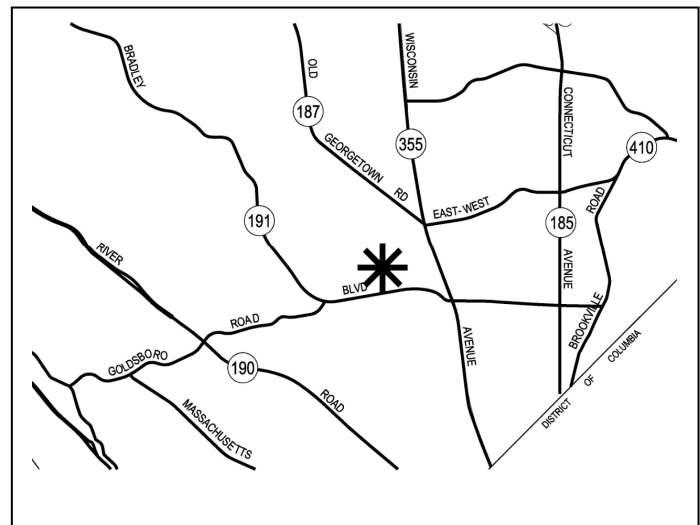
Euro Motorcars Bethesda, Site Plan 820180050

-  Matthew Folden, Planner/ Coordinator, Area 1, matthew.folden@montgomeryplanning.org, (301) 495-4539
-  Elza Hisel-McCoy, Supervisor, Area 1, elza.hisel-mccoy@montgomeryplanning.org, (301) 495-2115
-  Robert Kronenberg, Chief, Area 1, robert.kronenberg@montgomeryplanning.org, (301) 495-2187

Staff Report Date: 3.1.18

Description

Location: Southwest quadrant of the intersection of Bethesda Avenue and Arlington Road
 Zone: CRT 2.25 C 1.5 R 0.75 H 45
 Master Plan: Bethesda Downtown Sector Plan
 Property size: 4.00 acres
 Request to extend the review period for a site plan from April 26, 2018 to September 20, 2018
 Applicant: Euro Motorcars Bethesda, Inc.
 Acceptance Date: October 25, 2017



Summary

Staff Recommendation: Approval of the extension request.

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 14, 2017, are still being resolved. These issues include meeting the intent of the CRT Zone (59.4.5.1.A.3) and overall site design. The Applicant has requested, in an application, dated February 28, 2018, that the Site Plan review period be extended, from April 26, 2018 to September 20, 2018, to resolve outstanding issues. This is the second extension request associated with the subject project; The Board previously extended the application to April 26, 2018, on February 15, 2018.

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

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	_____		

Plan Name: Euro Motorcars Bethesda **Plan No.** 820180050

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: April 26, 2018

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.)


Patrick L. O'Neil	Lerch, Early & Brewer, Chtd.
<i>Name</i>	<i>Affiliation/Organization</i>
7600 Wisconsin Avenue, Suite 700	
<i>Street Address</i>	
Bethesda	MD
<i>City</i>	<i>State</i>
(301) 657-0738 (301) 347-1536 ploneil@lerchearly.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 5 months until September 20, 2018

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

The development team needs more time to review how/if it can comply with Staff comments requiring an expansion of the site plan to include a building along Bethesda Avenue in order to comply with Section 4.5.1.A.3 of the Zoning Ordinance.

Signature of Person Requesting the Extension


 Signature
 2861001v1

2/28/18
 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 _____.