MCPB

Consent Item No.:

Date: 12/20/18

New Hampshire Ave. Restaurant Redevelopment: Site Plan No. 820180090 & Safeway at Cloverly: Site Plan Amendment No. 81999004B, Regulatory Review Extension Request No. 3

JR S

Jonathan Casey, Senior Planner, Area 3, <u>Jonathan.Casey@montgomeryplanning.org</u>, (301) 495-2162

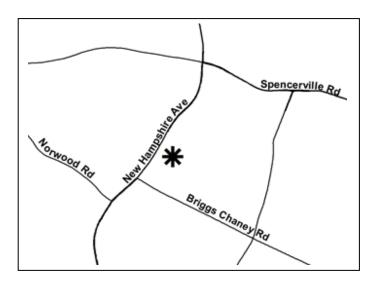
Sandra Pereira, Supervisor, Area 3, Sandra. Pereira@montgomeryplanning.org, (301) 495-2186

Richard Weaver, Chief, Area 3, <u>Richard.Weaver@montgomeryplanning.org</u>, (301) 495-4544

Staff Report Date: 12/12/18

Description

- A. Site Plan No. 820180090, New Hampshire Ave. Restaurant Redevelopment: Requesting to extend the regulatory review period until 2/7/2019; Application proposing the construction of an eating and drinking establishment (Burger King) with a drive thru, located on the southwest corner of New Hampshire Ave. and Cloverly Street, 0.77 acres, Neighborhood Retail Zone, 1997 Cloverly Master Plan.
- B. Site Plan Amendment No. 81999004B, Safeway at Cloverly: Requesting to extend the regulatory review period until 2/7/2019; Amendment to reduce the number of parking spaces required for Safeway and removed the condition requiring shared parking on the former bank site, located on New Hampshire Ave., 200 feet south of Cloverly Street, 3.66 acres, Neighborhood Retail Zone, 1997 Cloverly Master Plan.



Applicant: Potomac Foods Group & Safeway Inc.

Submittal Date: March 7, 2018 Review Basis: Chapter 59

Summary

Chapter 59 of the Montgomery County Zoning Ordinance, Section 59.7.3.4.C, provides that the Planning Board shall hold a public hearing for Preliminary and Site Plans no later than 120 days after the date the application(s) are accepted. However, the Director may postpone the public hearing by up to 30 days once without Board approval and the Director or applicant may request one or more extensions beyond the original 30 days with Planning Board approval.

Site Plan No. 820180090 and Site Plan Amendment No. 81999004B were accepted on March 7, 2018, which established a Planning Board date no later than June 5, 2018. The Planning Board granted a 5-month extension until October 25, 2018, in order to file a preliminary plan of subdivision which is required because the subject property is on part of a lot, not a recorded lot. The Planning Board granted a second extension until December 25, 2018, to give the Applicant time to coordinate with reviewing agencies regarding frontage improvements and stormwater management. The Applicant has received approval from most of the reviewing agencies and is in the final stage of acquiring the remaining approval letters. To obtain the remaining approvals and submit final plans the Applicant has requested an extension until February 7, 2019.

Staff recommends **approval** of the extension requests.

Attachment: Extension request forms (2)



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

Effective: December 5, 2014

12 DECEMBER 2018

8787 Georgia Avenue

Phone 301.495.4550

		omeryplanning.org	Fax 301.495.1306
REGULATORY PLAN	EXTENSION REC	QUEST	
		☐Request #1 ☐Requ	iest#2 M. Reguest#3
	MANOREC	Staff Use Only	0
File Number			
Date Received		MCPB Hearing Date	
Plan Name: New Hamps	: hire Avenue R	estaurant Plan No. 8	20180090
This is a request for extension of:	Project Plan	Sketch Plan	•
·	Preliminary P		
The Plan is tentatively scheduled	for a Planning Board pub	ilic hearing on: December 2	25, 2018
The Planning Director may postpo	one the public hearing for	up to 30 days without Planning Boa	ard approval Extensions
beyond 30 days require approval	from the Planning Board.	· · · · · · · · · · · · · · · · · · ·	a approval, Exteriorio
Person requesting the extensio	n:		
Owner, Owner's Representative			
JODY KLINE		Atternay for App Affiliation/Organization	licant
Name 200-B Manre	24T	Affiliation/Organization	
Street Address			
<u>leacherelle</u>		MD.	20850
City			
301.762. SZIZ	jskline	so many, com	Zip Code
City 301.762.3212 Telephone Number ext. Fax Num	moer E-mail	· ·	
relephone Number ext. Fax Nul	moer E-mail	· ·	
We are requesting an extension for	or months u	ntil aid least February	
We are requesting an extension for Describe the nature of the extension	or 2 months un	parate sheet if necessary.	7,2019
We are requesting an extension for Describe the nature of the extension	or 2 months un	parate sheet if necessary.	7,2019
We are requesting an extension for Describe the nature of the extension	or 2 months un	parate sheet if necessary.	7,2019
We are requesting an extension for Describe the nature of the extension of this site plan of a narral mart (8)	on request. Provide a se	parate sheet if necessary. Pained with a sit a preliminary plan	7,2019 = plan u C 120180
Describe the nature of the extension of this site plan of annul ment (8) of subdivision.	on request. Provide a se polication is 199904B) and This = plication	parate sheet if necessary. paired with a sit Q a preliminary plan etion was previous	7,2019 E plan U C 120180 (260) Ly deferred
Describe the nature of the extension for this site plan of anonelment (8) of subdivision.	on request. Provide a se polication is 199904B) and This application	parate sheet if necessary. pained with a sit Q a preliminary plan etion was previous review could cate	7,2019 E plan U C 120180 (260) In defined Lup and
Describe the nature of the extension of this site plan of anendrant (8) of subdivision. until the prelimant three oppositions of the extension of the extensio	on request. Provide a se polication is 199904B) circle This applications	parate sheet if necessary. paired with a sit Q a preliminary plan ation was previous review could cate ould be considered	7,2019 E plan U C 120180 00 Ly defence Ly and Ly and I simultaneously.
Describe the nature of the extension of this site plan of anendrant (8) of subdivision. until the prelimant three oppositions of the extension of the extensio	on request. Provide a se polication is 199904B) circle This applications	parate sheet if necessary. paired with a sit Q a preliminary plan ation was previous review could cate ould be considered	7,2019 E plan U C 120180 00 Ly defence Ly and Ly and I simultaneously.
Describe the nature of the extension of this site plan of anendrant (8) of subdivision. until the prelimant three oppositions of the extension of the extensio	on request. Provide a se polication is 199904B) circle This applications	parate sheet if necessary. paired with a sit Q a preliminary plan ation was previous review could cate ould be considered	7,2019 E plan U C 120180 00 Ly defence Ly and Ly and I simultaneously.
Describe the nature of the extension of this site plan of anendrant (8) of subdivision. until the prelimant three oppositions of the extension of the extensio	on request. Provide a se polication is 199904B) circle This applications	parate sheet if necessary. pained with a sit Q a preliminary plan etion was previous review could cate	7,2019 E plan U C 120180 00 Ly defence Ly and Ly and I simultaneously.

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	e 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



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

Effective: December 5, 2014

8787 Georgia Avenue Silver Spring, Maryland 20910-3760

Phone 301.495.4550

	vw.monigomerypianning.org	Fax 301.495.1306
REGULATORY PLAN EXTENSIO	N REQUEST	
	☐Request #1 ☐Requ	uest#2 🛭 Reguest# 3
	M-NOPPO Staff Use Only	
File Number		
Date Received	MCPB Hearing Date	
Plan Name: SAFERNAY at CLOVERY	SITE PLAN AMNONHAN No.	31999045
	ect Plan Sketch Plan minary Plan Site Plan	
The Plan is tentatively scheduled for a Planning Bo	oard public hearing on: 25 Decem	cer 2018
The Planning Director may postpone the public he beyond 30 days require approval from the Plannin	earing for up to 30 days without Planning Boa g Board.	ard approval. Extensions
Person requesting the extension:		
Owner, Owner's Representative, Staff (check	applicable.)	
JODY KUNE	Attorney for Apoli	caut
Name 200-B Monroe Street	Affiliation/Organization	
Street Address		THE
Rockerile	MD.	20850
City 301. 762. 5212 js	Eline @ MMcanby. Com	Zip Code
We are requesting an extension for 1.5		ebruary 7, 2019
Describe the nature of the extension request. Prov	vide a separate sheet if necessary.	
This site plan amendmen	it application is paired	l witha
This site plan amendment preliminary plan of subcommon plan of subcommon preliminary plan of subcommon preliminary plan of subcommon distribution due to p	Livision application (12	2018 0090).
This application has pr	eviously been deforme	Q From
consideration due to p	roblems in the renew	cf the
preliminary plan. This	e problems have been	addressed
and this extension will considered with the pre	albu this application	tobe
considered with the pre		
Signature of Person Requesting the Extension	plan application	N

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 P	lanning 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