

 **Montgomery Planning**

504 EAST RANDOLPH ROAD

SITE PLAN AMENDMENT NO. 82002017A

EXTENSION REQUEST NO. 2

Description

Request to extend the regulatory review period for Site Plan Amendment No. 82002017A for 3-months, from February 17, 2024, to May 18, 2024. Staff recommends approval of the extension request.

No. 82002017A

Completed: 2-12-2024

MCPB

Item No. 3

2-22-2024

Montgomery County

Planning Board

2425 Reedie Drive

Floor 14

Wheaton, MD 20902

Planning Staff

	Troy Leftwich, Planner III, Midcounty Planning, Troy.Leftwich@montgomeryplanning.org , 301-495-4553
	Matthew Folden, Supervisor, Midcounty Planning, Matthew.Folden@montgomeryplanning.org , 301-495-4539
	Carrie Sanders, Chief, Midcounty Planning, Carrie.Sanders@montgomeryplanning.org , 301-495-4653

LOCATION:

On E. Randolph Road, 75 feet east from the intersection of New Hampshire Avenue

MASTER PLAN/ZONE:

2014 *White Oak Science Gateway Master Plan*

NR-0.75 H-45

PROPERTY SIZE:

1.20 acres (51,950 sq. ft.)

APPLICANT:

McDonald's USA, LLC

ACCEPTANCE DATE:

September 20, 2023

REVIEW BASIS:

Chapters 59



Summary

- Section 59.7.3.4.C of the Zoning Ordinance states that the application must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Application was accepted on September 20, 2023, with an original tentative Planning Board date of January 18, 2024 (120-day expiration on January 18, 2024).
- The Planning Director approved an Administrative 30-day extension from January 18, 2024 to February 17, 2024 on December 14, 2023. (The first extension staff report incorrectly reported the extension date as February 15, 2024.)
- The Applicant is requesting a three-month extension of the regulatory review period, which requires the Planning Board to approve. The regulatory extension for the Site Plan review period, from February 17, 2024, to May 18, 2024, is required to adequately address comments from Planning Staff and other agencies.
- Staff supports the Applicant's request to extend the review period with a tentative Planning Board date of May 16, 2024.

ATTACHMENT

Attachment A: Applicant's extension request

ATTACHMENT A



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

Effective: January 29, 2021

2425 Reedie Drive
Wheaton, Maryland 20902

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Phone 301.495.4550
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REGULATORY REVIEW EXTENSION REQUEST

Request #1

Request #2

M-NCPPC Staff Use Only

File Number Date Received	_____ _____	MCPB Hearing Date	_____
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Plan Name: _____ **Plan No.** _____

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: _____

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.)

Name		Affiliation/Organization	
Street Address			
City	State		Zip Code
Telephone Number	Fax Number	E-mail	

We are requesting an extension for _____ months until _____

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

Signature of Person Requesting the Extension

Heather Elkopolak

Signature _____

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 _____.



Heather Dlhopsky
hdlhopsky@wiregill.com
301-263-6275

January 31, 2024

Via Email to troy.leftwich@montgomeryplanning.org

Mr. Troy Leftwich
M-NCPPC
2425 Reddie Drive
Wheaton, MD 20902

Re: 504 E Randolph Rd-McDonalds SBS – Site Plan Amendment No. 82002017A (the “Application”): Request for Extension of Review Period

Dear Mr. Leftwich:

On behalf of McDonald’s USA, LLC, also known as McDonald’s Corporation (the “Applicant”), we are submitting this request for an extension of the review period for the Application. Pursuant to Section 59-7.3.4.C of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board (the “Planning Board”) is required to hold a public hearing on a Site Plan application within 120 days of acceptance of the application. With an Application acceptance date of September 22, 2023, the public hearing before the Planning Board would have needed to be held by January 18, 2024. However, the Applicant submitted a request for a 30-day extension of the review period, which was approved administratively on December 14, 2023, and extended the review period until February 17, 2024.

The Applicant is now submitting this request for a three-month extension of the review period. The Applicant has had staffing turnover in recent weeks, and this additional time is also needed in order to allow the Applicant and Staff of the Maryland-National Capital Park and Planning Commission and other reviewing agencies to continue to work through the review comments on the Application.

Thank you for your consideration of this request. Please contact us should you have any questions or require any additional information.

Sincerely,

Wire Gill LLP

A handwritten signature in black ink that reads "Heather Dlhopsky".

Heather Dlhopsky