



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

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Staff Report Date: 5/24/18

Description

A. Site Plan No. 820180090, New Hampshire Ave.

Restaurant Redevelopment:

Requesting to extend the regulatory review period for an additional 5 months until 10/25/2018; an 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.

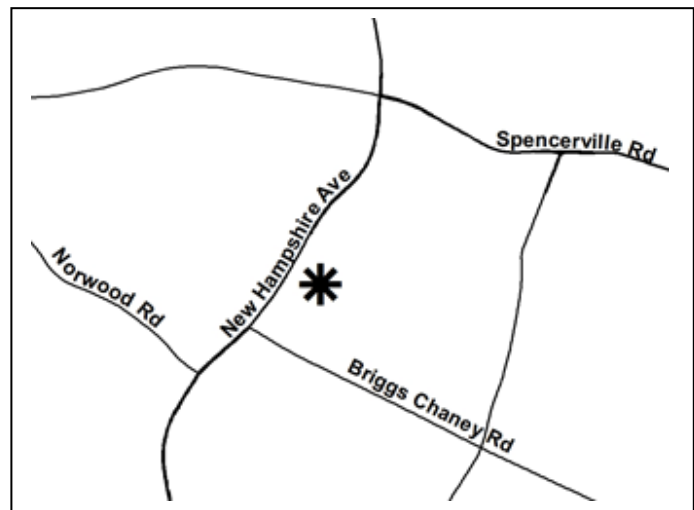
B. Site Plan Amendment 81999004B, Safeway at Cloverly:

Requesting to extend the regulatory review period for an additional 5 months until 10/25/2018; A request 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



Chapter 59, Zoning Ordinance, Section 59.7.3.4 provides a 120-day limit for site plan hearings. The Planning Board may, however, extend this period. Site Plan No. 820180090 and Site Plan Amendment 81999004B were accepted on March 7, 2018, which established a Planning Board date no later than June 5, 2018. The Applicant is requesting a 5-month extension 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 preliminary plan will accompany the site plan and site plan amendment applications. The extension will also provide additional time to finalize the new site plan (Attachment A & B). Granting the extension establishes a Planning Board date no later than October 25, 2018.

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



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

Effective: December 5, 2014

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REGULATORY PLAN EXTENSION REQUEST

 Request #1 Request #2

File Number Date Received	_____	MCPB Hearing Date	_____
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Restaurant Redevelopment
"New Hampshire Avenue"

Plan No. 820180090

This is a request for extension of:

 Project Plan Sketch Plan Preliminary Plan Site PlanThe Plan is tentatively scheduled for a Planning Board public hearing on: May 31 (tentative)

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.)

Jody S. Kline

Miller, Miller & Canby

Name
200-B Monroe Street

Affiliation/Organization

Street Address
Rockville

MD

20850

City
301.762.5212

jskline@mmcanby.com

State

Zip Code

Telephone Number ext. Fax Number E-mail

We are requesting an extension for up to five (5) months until October 26, 2018

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

As part of the review of Site Plan Application No. 820180090, it was determined that the parcel of land subject to site plan review was the unreplatted remainder of a previously resubdivided lot and needed to go through the subdivision and platting process to become a buildable lot. Therefore, this pending site plan should be deferred for an adequate period of time so that it can be presented to the Planning Board simultaneously with the preliminary plan.

Signature of Person Requesting the Extension

Jody Kline
Signature Jody S. Kline

May 24, 2018

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 _____.



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REGULATORY PLAN EXTENSION REQUEST

 Request #1 Request #2

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Cloverly Safeway Plan No. 81999004B

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: May 31, 2018 (tentative)

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.)

Jody S. Kline Miller, Miller & Canby
 Name Affiliation/Organization
 200-B Monroe Street
 Street Address Rockville MD 20850
 City Telephone Number ext. Fax Number E-mail State Zip Code
 301.762.5212 jskline@mmcanby.com

We are requesting an extension for five (5) months until October 25, 2018

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

This site plan amendment application is a companion application to Site Plan No. 820180090 which was also scheduled for Planning Board review on May 31, 2018. The "sister" application must be deferred due to processing problems. Therefore, this application should be delayed as well since the two matters should be reviewed and considered simultaneously. Accordingly, the Applicant asks for up to five (5) months extension to present this application to the Planning Board.

Signature of Person Requesting the Extension

Jody Kline
Signature Jody S. Kline

24 MAY 2018
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 _____.