



MCPB
Consent
Item No.:
Date: 10/25/18

New Hampshire Ave. Restaurant Redevelopment: Site Plan No. 820180090 & Safeway at Cloverly: Site Plan Amendment No. 81999004B, Regulatory Review Extension Request No. 2

Jce Jonathan Casey, Senior Planner, Area 3, Jonathan.Casey@montgomeryplanning.org, (301) 495-2162

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

RAW Richard Weaver, Chief, Area 3, Richard.Weaver@montgomeryplanning.org, (301) 495-4544

Staff Report Date: 10/17/18

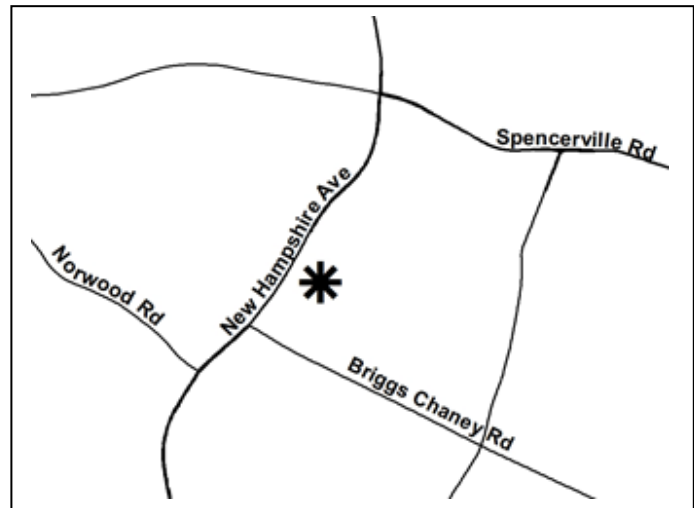
Description

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

Restaurant Redevelopment: Requesting to extend the regulatory review period for an additional 2 months until 12/25/2018; 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 No. 81999004B, Safeway at Cloverly:

Requesting to extend the regulatory review period for an additional 2 months until 12/25/2018; 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

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 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 preliminary plan application has been submitted and the Applicant is now addressing final coordination issues involving bikeway master plan, PUEs, PIEs and stormwater management along their frontage on New Hampshire Ave. Granting the 60-day extension establishes a Planning Board date no later than December 25, 2018.

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

Attachment A: Extension requests



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

Effective: December 5, 2014

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

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REGULATORY PLAN EXTENSION REQUEST

 Request #1

 Request #2

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

Restaurant Redevelopment,

Plan Name: New Hampshire Avenue

Plan No. 820180090

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: October 25, 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.)

Jody S. Kline

Miller, Miller & Canby

Name

Affiliation/Organization

200-B Monroe Street

Street Address

Rockville

MD

20850

City

State

Zip Code

(301) 762-5212

jskline@mmcanby.com

Telephone Number ext. Fax Number

E-mail

We are requesting an extension for 2 months until December 20, 2018

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

Site Plan review #820180090 was being handled simultaneously with Site Plan Amendment #81999004B and Preliminary Plan No. 120180260. The action date for both site plans was extended by Board action on May 31, 2018, in order to allow the processing of the preliminary plan to catch up with the pending site plans so that all three applications could be considered simultaneously. Unfortunately, the review of Preliminary Plan No. 120180260 has taken longer than expected due to complicated issues involving bikeway master plan, PUEs, PIEs and impacts on stormwater management measures. A sixty day extension is deemed adequate to complete the preliminary plan review so that all applications can be considered by the Board together.

Signature of Person Requesting the Extension

Joel S. Kline

Signature

10/17/18

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 _____.



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REGULATORY PLAN EXTENSION REQUEST

Request #1 Request #2

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

Restaurant Redevelopment,

Plan Name: New Hampshire Avenue **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: October 25, 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.)

Jody S. Kline Miller, Miller & Canby
 Name Affiliation/Organization
 200-B Monroe Street
 Street Address
 Rockville MD 20850
 City State Zip Code
 (301) 762-5212 jskline@mmcanby.com
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10/17/18
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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 _____.