Lidl- Montgomery Village Whetstone Center, Preliminary Plan No. 120200020 and Site Plan No. 820200030
Regulatory Extension Request #1

Description
Request to extend the regulatory review period for Preliminary Plan No. 120200020 and Site Plan No. 820200030 for two months, from January 2, 2020 to March 2, 2020.

Location: 19251 Centerway Road.
Zone: CRT 1.25, C-1.0, R-1.0, H-75 and Montgomery Village Overlay Zones.
Property Size: 6.52 acres.
Application Accepted: September 6, 2019.
Applicant: Lidl US Operations LLC.

Summary
Section 50-4.1.E of the Subdivision Regulations and 59-7.3.4.C of the Zoning Ordinance generally state that Preliminary Plan and Site Plan applications must be scheduled for a public hearing within 120 days after the date an application is accepted.

The Applications were accepted on September 6, 2019, with a tentative Planning Board date of January 2, 2020. On November 20, 2019, the Applicant requested a two-month extension of the regulatory review period, which exceeds the 30-day extension that can be granted by the Planning Director; therefore, it requires Planning Board approval. The Applicant is requesting a two-month regulatory extension for the Preliminary Plan and Site Plan review periods from January 2, 2020 to March 2, 2020 in order to adequately address County agency comments.

Staff supports the Applicant’s request to extend the review period with a tentative Planning Board date of February 27, 2020, although the hearing may take place before the end of the review period.

Attachment 1: Applicant’s extension request (dated November 20, 2019).
Plan Name: Lidl - Montgomery Village Whetstone Center

This is a request for extension of: ☑ Preliminary Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: January 2, 2020

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

Stacy P. Silber
Name

Lerch, Early & Brewer, Chtd.
Affiliation/Organization

7600 Wisconsin Avenue, Suite 700
Street Address

Bethesda, MD 20814
City State Zip Code

(301) 841-3833 (301) 347-1767 spsilber@lercheearly.com
Telephone Number Fax Number E-mail

We are requesting an extension for 2 months until March 2, 2020

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

See attached.

Signature of Person Requesting the Extension

Signature 11/20/2019 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 ________________.
November 20, 2019

VIA ELECTRONIC DELIVERY

The Honorable Casey Anderson, Chair
Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Lidl – Montgomery Village Whetstone Center
Preliminary Plan No. 120200020 and Site Plan No. 820200030

Dear Chairman Anderson:

Lidl US Operations LLC (the "Applicant") is the Applicant of the above referenced Preliminary and Site Plan Applications (the "Applications"). On behalf of the Applicant, and pursuant to Montgomery County Zoning Ordinance Section 7.3.4.C and Montgomery County Code Section 50.4.1.E, we respectfully request an extension of the time in which the Planning Board is required to hold a public hearing on the above referenced Applications.

The Applications were formally accepted on September 6, 2019, and were originally scheduled for a public hearing before the Planning Board on January 2, 2020. However, since the Development Review Committee (“DRC”) meeting on October 1, 2019, the Applicant has been participating in ongoing supplemental meetings with Montgomery County Department of Transportation and Park and Planning Staff to address comments received. Accordingly, the Applicant is requesting a two month extension to allow for sufficient time to continue to work with MCDOT and Park and Planning Staff.

Although the Applicant is requesting an extension until March 2, 2020, as confirmed through our discussions with Staff, it is the Applicant’s and Staff’s current intention that the Applications will be scheduled for the Planning Board hearing on January 23rd.

Thank you for your consideration of this matter.

Very truly yours,

Stacy P. Silber

cc: Ms. Carrie Sanders  Ms. Emily Tettelbaum
    Mr. Patrick Butler  Mr. Dustin Schade