

**WISTERIA BUSINESS PARK: PRELIMINARY PLAN NO.
120220030 AND LIDL GERMANTOWN: SITE PLAN
NO.820220080 – REGULATORY EXTENSION REQUEST NO. 2**

Description

Request to extend the regulatory review period from May 12, 2022 to July 28, 2022; Preliminary Plan and to create two lots for one grocery store and one existing parking lot. Site Plan to construct a 32,000 square foot LIDL grocery store on one lot.

PRELIMINARY PLAN
SITE PLAN

COMPLETED: 4-29-2022

MCPB

5-12-2022

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

JPC

Jonathan Casey, Planner II, Upcounty Planning, Jonathan.Casey@montgomeryplanning.org, 301-495-2162

SP

Sandra Pereira, Supervisor, Upcounty Planning, Sandra.Pereira@montgomeryplanning.org, 301-495-2186

PB

Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, 301-495-4561

LOCATION

On Walter Johnson Road, 225 Feet South of Wisteria Drive

MASTER PLAN/ ZONE

MARC Rail Communities Plan

CR-1.0, C-0.75, R-0.75, H-75

PROPERTY SIZE

Preliminary Plan: 3.59 Acres

Site Plan: 2.78 Acres

APPLICANT

LIDL US LLC.

ACCEPTANCE DATE

December 15, 2021

REVIEW BASIS

Chapters, 22A, 50 & 59



Summary

- Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C of the Zoning Ordinance generally states that Preliminary Plans and Site Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Application was accepted on December 15, 2021, which established an action date no later than April 28, 2022. The Director granted a 30-day regulatory review period extension, which established a Planning Board date no later than May 12, 2022. The Applicant is requesting a second extension until July 28, 2022 (Attachment A), which will provide sufficient time for the Applicant to address agency comments mainly related to offsite transportation improvements and acquire the necessary approvals. Granting the extension establishes a Planning Board date no later than July 28, 2022.
- Staff supports the Applicant’s request to extend the review period through July 28, 2022.



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

Effective: January 29, 2021

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 Wheaton, Maryland 20902

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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: Project Plan Sketch Plan
 Preliminary Plan 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

Signature

4-27-2022

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 _____.