

Montgomery Planning
MONTGOMERY AUTO SALES PARK LOTS 17 & 18,
PRELIMINARY PLAN AMENDMENT NO. 11985027B;
MONTGOMERY AUTO SALES PARK LOT 18, SITE PLAN AMENDMENT NO. 82014014A:
REGULATORY REVIEW EXTENSION REQUEST NO. 2

Description

Request to extend the regulatory review period until February 13, 2025. Applications to modify the APF phasing schedule and approve a 35,000 SF automobile dealership with outdoor display and related site improvements.

Nos. 11985027B, 82014014A
Completed: 12-6-2024

MCPB
12-19-2024

Montgomery Planning
2425 Reedie Drive
Floor 14
Wheaton, MD 20902

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Summary

LOCATION

3110 and 3130 Automobile Boulevard

MASTER PLAN

2023 Fairland and Briggs Chaney
Master Plan

ZONE

CR-2.0, C-1.5, R-1.5, H-85 (existing zone)
C-3 (prior zone)

PROPERTY SIZE

8.1 acres (Overall Property, Preliminary Plan
Amendment)
3.32 acres (Subject Property, Site Plan Amendment)

APPLICANT

Auto Sites, LLC

ACCEPTANCE DATE

August 7, 2024

REVIEW BASIS

Chapters 19, 22A, 50, and 59

- Section 50.4.1.E of the Subdivision Regulations generally states that a Preliminary Plan application must be scheduled for a public hearing within 120 days after the acceptance date. Section 59.7.3.4.C of the Zoning Ordinance generally states that a Site Plan application must be scheduled for a public hearing within 120 days after the acceptance date.
- Preliminary Plan Amendment No. 11985027B and Site Plan Amendment No. 82014014A were accepted on August 7, 2024, which established a Planning Board date no later than December 5, 2024.
- On November 13, 2024, the Director granted an extension which established a Planning Board date no later than December 19, 2024.
- The Applicant requests a two-month extension, which will establish a Planning Board date no later than February 13, 2025. This will allow the Applicant additional time to amend the application and provide adequate public noticing due to an increase in the total proposed gross floor area.
- Staff recommends APPROVAL of the extension request.

Attachment A: Applicant’s Time Extension Request form

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 _____.