™ 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

Montgomeryplanning.org

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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



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

2425 Reedie Drive

Phone 301.495.4550

Effective: January 29, 2021

Wheaton, Maryland 20902			omeryplanning.org		Fax 301.495.130
REGULATORY REVIE	W EXT	ENSION F	REQUEST		
			☐ Request	#1 🖵 Reque	est #2
ET N		M-NCPPC	Staff Use Only		
File Number Date Received			MCPB Hearing Dat	е	
Plan Name:				Plan No	11985027B
his is a request for extension of:			Plan 🗖		
he Plan is tentatively scheduled	for a Plan	ning Board pub	olic hearing on: _		
The Planning Director may postpo beyond 30 days require approval				thout Planning Boar	rd approval. Extensions
Person requesting the extensio	n:				
Owner, Downer's Representativ	e, 🛭 Staf	f (check applicable	e.)		
Name			Affiliation/Organ	ization	
Street Address					
City				State	Zip Code
				State	Zip Code
Telephone Number Fax Nu	mber	E-mail			
Ve are requesting an extension for	or	months u	ntil		
		at Danida a s			
Describe the nature of the extensi	on reques	st. Provide a se	eparate sneet if n	ecessary.	
Signature of Person Requesting	the Exte	ension			
Matthew Gordon Signature					
					 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 Plann	ing 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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