

Montgomery Planning
FRALEY FARM (EAST)
PRELIMINARY PLAN NO. 120240080
REGULATORY REVIEW EXTENSION REQUEST NO. 2

Description

Request to extend the regulatory review period until April 3, 2025: Application to subdivide the property to create 11 single-family lots and associated HOA parcels.

No. 120240080

Completed: 9-20-2024

MCPB

10-3-2024

2425 Reedie Drive

Floor 14

Wheaton, MD 20902

pe

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SP

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PB

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LOCATION

East Quadrant, intersection of Griffith Farm Road and Hayloft Drive

MASTER PLAN

2004 Upper Rock Creek Master Plan

ZONE

Residential Estate 2 (RE-2)

PROPERTY SIZE

46 acres

APPLICANT

Pulte Homes Corporation

ACCEPTANCE DATE

February 7, 2024

REVIEW BASIS

Chapters 22A, 50



Summary

- Section 50.4.1.E of the Subdivision Ordinance generally states that Preliminary Plan applications must be scheduled for a public hearing within 120 days after the acceptance date.
- Preliminary Plan No. 120240080 was accepted on February 7, 2024, which established a Planning Board date no later than June 6, 2024.
- On May 30, 2024, the Planning Board granted a time extension until October 3, 2024.
- The Applicant requests a six-month extension, which will establish a Planning Board date no later than April 3, 2025. This will allow the Applicant additional time to perform water table testing and corresponding percolation tests required for septic systems, and related site plan layout.
- Staff recommends APPROVAL of the extension request.

Attachment A: Time Extension Request form



2425 Reedie Drive
 Wheaton, Maryland 20902

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Effective: January 29, 2021

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REGULATORY REVIEW EXTENSION REQUEST

Request #1

Request #2

M-NCPPC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

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

September 20, 2024

 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 _____.