



**Miles Coppola: Pre-Preliminary Plan Application No. 720210010, Regulatory Review Extension Request No. 2**

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*PB* Patrick Butler, Chief, Upcounty Planning, [Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org), (301) 495-4561

**Staff Report Date: 4/30/21**

**Description**

Request to extend the regulatory review period until June 17, 2021: Request to determine the alignment of the MD 355 bypass

**Location:** along Clarksburg Road and north of Interstate 270

**Master Plan:** 1994 Clarksburg Master Plan & Hyattstown Special Study Area & 2014 Clarksburg Ten Mile Creek Area Limited Amendment

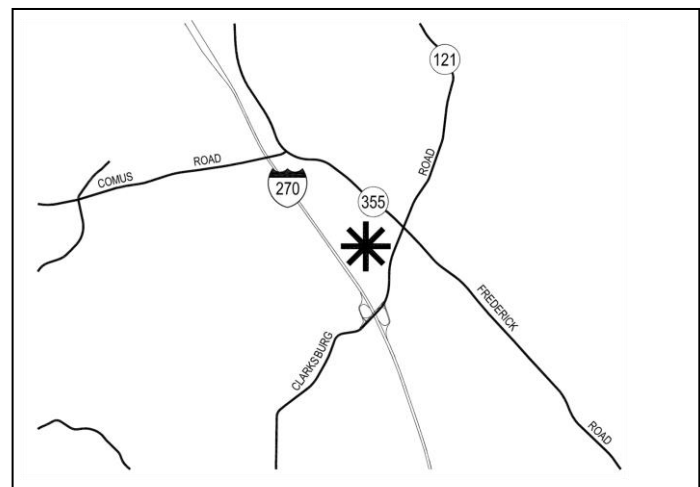
**Zone:** R-90, R-200, CRT-2.0 C2.0 R-2.0 H-120, and Clarksburg East Environmental Overlay Zone

**Property Size:** 97.15 acres

**Applicant:** Brookfield Washington, LLC

**Acceptance Date:** January 13, 2021

**Review Basis:** Chapter 50 & Chapter 59



**Summary**

Section 50.5.2.B of the Subdivision Regulations generally states that that Pre-Preliminary Plans must be scheduled for a public hearing within 90 days after the date an application is accepted.

The Miles Coppola Pre-Preliminary Plan application was accepted on January 13, 2021, which established a Planning Board date no later than April 15, 2021. The Planning Director approved a 30-day extension until May 15, 2021. The Applicant is requesting an additional extension to address staff comments related to the alignment of the future bypass (Attachment A). Granting the extension establishes a Planning Board date no later than June 17, 2021.

Staff recommends **approval** of this extension request.

Attachment A: Applicant’s Extension request



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

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: Miles Coppola Plan No. 720210010

This is a request for extension of:  Project Plan  Sketch Plan *Pre application*  
 Preliminary Plan  Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 05/13/2021

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.)

Robert Harris Lerch, Early, and Brewer  
Name Affiliation/Organization  
 7600 Wisconsin Ave.  
Street Address  
 Bethesda MD  20814  
City State Zip Code  
 (301) 841-3826 rrharris@lercheearly.com  
Telephone Number Fax Number E-mail

We are requesting an extension for \_\_\_\_\_ months until 06/17/2021

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

Per staff request due to open issues re MD 355 bypass alignment

**Signature of Person Requesting the Extension**

*Robert Harris*  
\_\_\_\_\_  
Signature

04/28/2021  
\_\_\_\_\_  
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 \_\_\_\_\_.