

**Hammer Hill, Preliminary Plan No. 120210180 and Site Plan No. 820210090 – Regulatory Review Extension Request No. 1**

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**Staff Report Date: 6/25/2021**

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### Description

Request to extend the regulatory review period from July 23, 2021 to January 20, 2022: Application to create one (1) lot for a Daycare Center (Over 30 persons) and a Clinic (Up to 4 Medical Practitioners) and to construct a 13,600 square foot Daycare Center (Over 30 persons) with associated appurtenances.

**Location:** 23310 Frederick Road

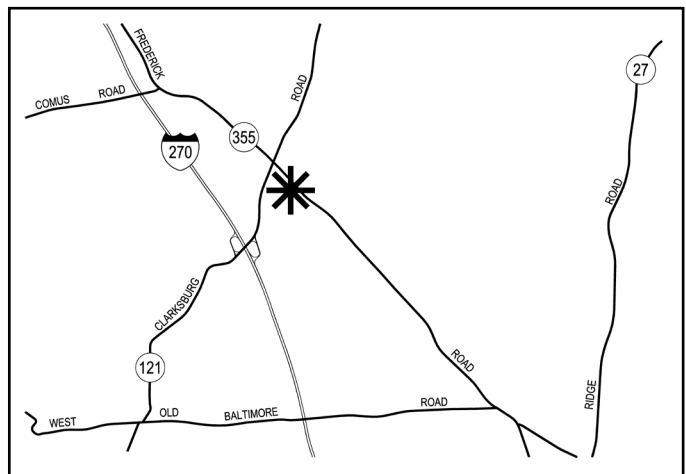
**Master Plan:** 1994 Clarksburg Master Plan and Hyattstown Special Study Area; 2014 Clarksburg Ten Mile Creek Area Limited Amendment

**Zone:** CRT-0.5, C-0.5, R-0.5, H-45 and Clarksburg East Environmental Overlay Zone

**Property Size:** 2.83 acres

**Applicant:** Jaisai Properties, LLC

**Acceptance Date:** March 25, 2021



### Summary

Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C of the Montgomery County Zoning Ordinance generally state 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 March 25, 2021, which established a Planning Board date no later than July 23<sup>rd</sup>, 2021. The Applicant is requesting a 6-month extension, which will provide sufficient time for the Applicant, Staff and other DRC agencies to work through the requirements for ADA accessibility, frontage improvements and offsite transportation improvements in the context of the Clarksburg Historic District, the Clarksburg Special Protection Area and Vision Zero. Granting the extension establishes a Planning Board date no later than January 20, 2022.

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



**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 \_\_\_\_\_.