

**HAMMER HILL, PRELIMINARY PLAN NO. 120210180
AND SITE PLAN NO. 820210090
REGULATORY EXTENSION REQUEST NO. 2**

Description

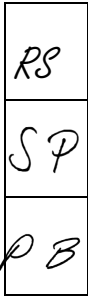
Request to extend the regulatory review period for Preliminary Plan No. 120210180 and Site Plan No. 820210090 from January 20, 2022 to July 21, 2022. Application to create one (1) lot for a Daycare Center (Over 30 persons) and a Clinic (Up to 4 Medical Practitioners) and to construct a 13,600 square foot Daycare Center (Over 30 persons) with associated appurtenances. Staff recommends approval of the extension request.

NO. 120210180 AND
820210090

COMPLETED: 12-20-2021

MCPB
Consent Item
1-6-2022

2425 Reedie Drive
Floor 14
Wheaton, MD 20902



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LOCATION

23310 Frederick Road, Clarksburg

MASTER PLAN/ ZONE

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

REVIEW BASIS

Chapter 50, 59, 22A



Summary

- Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C generally states 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, 2021. On July 8, 2021, the Planning Board granted a 6-month extension from July 23rd, 2021 to January 20, 2022.
- The Applicant is requesting a 2nd extension for a period of six months, which will provide sufficient time for the Applicant, Staff and other DRC agencies to work through the requirements for ADA accessibility, frontage improvements, traffic impacts, 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 July 21, 2022.
- Staff supports the Applicant’s request to extend the review period through July 21, 2022.

Attachment A – Applicant’s 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 _____.