

MILES COPPOLA, PRELIMINARY PLAN NO. 120220010

REGULATORY REVIEW EXTENSION REQUEST NO. 2

Description

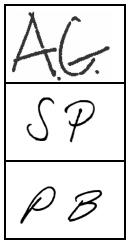
Request to extend the regulatory review period until April 28, 2022; Application for up to 159 lots and various parcels for a residential development consisting of 144 townhouse units and 192 multi-units for a total of 336 units, including 15 percent MPDUs.

No. 120220010

Completed: 1-21-2022

MCPB
Consent Item
2-3-2022

Montgomery County
Planning Board
2425 Reddie Drive,
Floor 14
Wheaton, MD 20902



Angelica Gonzalez, Planner Coordinator, Upcounty Planning, Angelica.Gonzalez@Montgomeryplanning.org, 301-495-4583

Sandra Pereira, Supervisor, Upcounty Planning, Sandra.Pereira@montgomeryplanning.org, 301-495-2186

Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, 301-495-4561

LOCATION/ADDRESS

Along Clarksburg Road and north of Interstate 270

MASTER PLAN

1994 *Clarksburg Master Plan*

2014 *Clarksburg Ten Mile Creek Area Limited Amendment*

ZONE

R-90, R-200, CRT-2.0 C2.0 R-2.0 H-120 Zone

PROPERTY SIZE

97.15 Acres

APPLICANT

Brookfield Washington, LLC

ACCEPTANCE DATE

September 9, 2021

REVIEW BASIS

Chapter 22A & 50



Summary:

- Section 50.4.1.E of the Subdivision Regulations provides that the Planning Board shall hold a public hearing for Preliminary Plans no later than 120 days after the date the application is accepted.
- The Miles Coppola Preliminary Plan application was accepted on September 9, 2021, which established a Planning Board date no later than January 7, 2022. On November 9, 2021, the Planning Director approved an extension request until February 5, 2022. The Applicant is requesting an additional extension request until April 28, 2022.
- The Applicant is requesting an additional extension to address Staff comments related to transportation, environment, and to obtain necessary approval letters (Attachment A). Granting the extension establishes a Planning Board date no later than April 28, 2022.
- Staff recommends approval of this extension request.



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

Effective: January 29, 2021

2425 Reedie Drive
 Wheaton, Maryland 20902

www.montgomeryplanning.org

Phone 301.495.4550
 Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1

☐ Request #2

M-NCPPC Staff Use Only

File Number Date Received	_____	MCPB Hearing Date	_____
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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

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 _____.