

## MILES COPPOLA, PRELIMINARY PLAN NO. 120220010

### REGULATORY REVIEW EXTENSION REQUEST NO. 3

#### Description

Request to extend the regulatory review period until July 21, 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: 4-18-2022

MCPB  
Consent Item  
4-28-2022

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

AG

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SP

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#### 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 and on February 3, 2022, the Planning Board approved an additional extension request until April 28, 2022. The Applicant is requesting an additional extension request until July 21, 2022.
- The Applicant is requesting an additional extension to pursue the Option 1 alignment for the Clarksburg Bypass, which is now preferred by DOT and the Applicant (Attachment A). Granting the extension establishes a Planning Board date no later than July 21, 2022.
- Staff recommends approval of this extension request.



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

Effective: January 29, 2021

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 Wheaton, Maryland 20902

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## 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 \_\_\_\_\_.