™ Montgomery Planning

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



Angelica Gonzalez, Planner III, 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

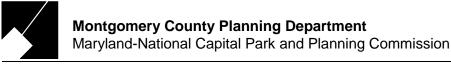
REVIEW BASIS

Chapter 22A & 50



- 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.

Date



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Signature

Effective: January 29, 2021 Phone 301.495.4550 2425 Reedie Drive Fax 301.495.1306 Wheaton, Maryland 20902 www.montgomeryplanning.org REGULATORY REVIEW EXTENSION REQUEST ☐ Request #1 ☐ Request #2 M-NCPPC Staff Use Only File Number MCPB Hearing Date Date Received 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.) Affiliation/Organization Name Street Address City 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

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 Plann	ing 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
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