

Montgomery Planning
CHEVY CHASE CROSSING
PRELIMINARY PLAN NO. 120220130 & SITE PLAN NO. 820220180
EXTENSION REQUEST NO. 1

Description

First request to extend the Preliminary Plan and Site Plan review periods, from September 15, 2022 to December 15, 2022. The project proposes to create lots and parcels for up to 156,500 square feet of residential development for up to 147 single-family attached (townhouse) units.

NOS.120220130 & 820220180
COMPLETED: JULY 18, 2022

MCPB
Item No. Preliminary
Matters
July 28, 2022

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

Montgomeryplanning.org

AB
SD
MC

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LOCATION:

South side of Manor Road, approximately 75 feet west of its intersection with Jones Bridge Road.

MASTER PLAN

2013 Chevy Chase Lake Sector Plan

ZONE

R-30 and R-60

PROPERTY SIZE

12.61 acres

APPLICANT

Toll Mid-Atlantic LP Company, Inc.

ACCEPTANCE DATE:

May 19, 2022

REVIEW BASIS:

Chapters 50 and 59



Summary

- Section 50.4.1.E of the Subdivision Regulations provides a 120-day review period for Preliminary Plan hearings. Section 59.7.3.4.C of the Zoning Ordinance provides a 120-day review period for a Site Plan. The Planning Board may, however, extend both of these review periods.
- The Applicant has requested, in an application dated July 5, 2022, that the review period for the Preliminary Plan and Site Plan be extended from September 15, 2022, through December 15, 2022.
- This extension will allow the Applicant time to address DRC comments including site design, open space, environmental and master plan conformance and prepare a final submission.
- The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Subdivision Regulations and Zoning Ordinance. This is the first extension request associated with the subject project.
- Staff recommends APPROVAL of the extension request.

Attachment:

A. Applicant's Request