

**REDDEMEADE, PRELIMINARY PLAN NO. 120190010
REGULATORY EXTENSION REQUEST NO. 1**

Description

Request to extend the regulatory review period from October 13, 2022 to February 13, 2023:
Application to create six (6) lots for six detached houses. Staff recommends approval of the extension request.

NO. 120190010

COMPLETED: 8-3-2022

MCPB

Item #5

9-15-2022

2425 Reddie Drive

Floor 14

Wheaton, MD 20902



Ryan Sigworth, Senior Planner, Upcounty Planning, Ryan.Sigworth@montgomeryplanning.org, 301-495-2112

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

1701 Ednor Road, Parcel 480

MASTER PLAN/ ZONE

1997 Cloverly Master Plan, RC (Rural Cluster)

PROPERTY SIZE

32.85 acres

APPLICANT

Michael W. Smith

ACCEPTANCE DATE

June 15, 2022

REVIEW BASIS

Chapter 50, 22A



Summary

- Section 50.4.1.E of the Subdivision Regulations generally states that Preliminary Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Application was accepted on June 15, 2022, which established a Planning Board date no later than October 13, 2022.
- The Applicant is requesting the 1st extension for a period of four months, which will provide sufficient time for the Applicant to address DRC comments on the subdivision layout and consider a potential offer from M-NCPPC Parks to purchase the property. Granting the extension establishes a Planning Board date no later than February 13, 2023.
- Staff supports the Applicant’s request to extend the review period through February 13, 2023.

Attachment A – Applicant’s 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

[X] Request #1 [] Request #2

Table with 4 columns: File Number, Date Received, MCPB Hearing Date, and an empty column. Header: M-NCPPC Staff Use Only

Plan Name: Reddemeade Plan No. 120190010

This is a request for extension of: [] Project Plan [] Sketch Plan
[X] Preliminary Plan [] Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 10/13/2022

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, [X] Owner's Representative, [] Staff (check applicable.)

Ryan E. Thompson RCL Thompson LLC
Name Affiliation/Organization
19 Pepperbush Dr
Street Address
Clinton CT 06413
City State Zip Code
(860) 941-7721 Fax Number
ryan@rclthompson.com E-mail
Telephone Number

We are requesting an extension for 4 months until 02/01/2023

Describe the nature of the extension request. Provide a separate sheet if necessary.

The purpose of the extension is to allow adequate amount of time to fully address the DRC comments regarding the site layout and to consider Montgomery County Park's offer to purchase the parcel. RCL Thompson believes that an extension of four (4) months should be sufficient for this purpose.

Signature of Person Requesting the Extension

[Handwritten Signature]

Signature

08/01/2022
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 _____.