

**PRESTON PLACE & LAKE APARTMENTS (CHEVY CHASE CROSSING)
PRELIMINARY PLAN NO. 120220130 & SITE PLAN NO. 820220180
EXTENSION REQUEST NO. 2**

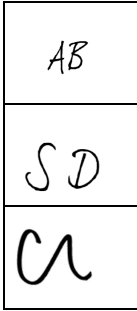
Description

Second request to extend the Preliminary Plan and Site Plan review periods, from December 15, 2022 to February 23, 2023. The purpose of the extension is to allow the Applicant to complete plan revisions associated with urban design and environmental issues. The project proposes to create 147 lots and 22 parcels for up to 156,500 square feet of residential development for up to 147 single-family attached (townhouse) units.

NOS.120220130 & 820220180
COMPLETED: NOVEMBER 18,
2022

MCPB
Item No. Preliminary
Matters
December 1, 2022

2425 Reddie Drive
Floor 14
Wheaton, MD 20902



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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 and Section 59.7.3.4.C of the Zoning Ordinance provide a 120-day review period for Preliminary and Site Plans. The Planning Board may, however, extend both of these review periods.
- The Applicant previously requested and received Planning Board approval on July 28, 2022 for a first extension of the regulatory review periods for the Preliminary Plan and Site Plan applications from September 15, 2022, through December 15, 2022.
- On November 17, 2022, the Applicant requested a second extension to the regulatory review periods for the Preliminary Plan and Site Plan from December 15, 2022, through February 23, 2023.
- This extension will allow the Applicant to complete plan revisions related to urban design and environmental issues.
- 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 second extension request associated with the subject project.
- Staff recommends APPROVAL of the second extension request for both applications.

Attachment:

- A. Applicant's Second Extension Request