

HILLCREST AVENUE PROPERTY
PRELIMINARY PLAN NO. 120230010

REGULATORY EXTENSION REQUEST NO. 2

Description

Request to extend the regulatory review period for three months until April 2, 2023: Application to consolidate a parcel and part of a parcel into one (1) lot for the construction of a 11,058 square foot medical office building, associated surface parking, and improvements along Hillcrest Avenue.

NO. 120230010

COMPLETED: 12/22/2022

MCPB

Item No. X
1/5/2022

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

Planning Staff

AD

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PB

Patrick Butler, Chief, Upcounty Planning Division, Patrick.Butler@montgomeryplanning.org, 301-495-4561

LOCATION

18201 Hillcrest Ave in Olney

MASTER PLAN

2005 Olney Master Plan

ZONE

CRT 2.0 C-1.0 R-1.0 H-70 T

PROPERTY SIZE

0.59 Acres (25,718 Square Feet)

APPLICANT

Hanes Properties Maryland, LLC

ACCEPTANCE DATE

August 16, 2022

REVIEW BASIS

Chapters 59, 50 and 22A



Summary

- Section 50.4.1.E of the Subdivision Regulations generally state that Preliminary Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Preliminary Plan Application was accepted on August 16, 2022, establishing a Planning Board approval date no later than December 8, 2022.
- The Applicant received a 30-day extension with Director's approval, establishing a Planning Board approval date no later than January 5, 2023.
- The Applicant is requesting their second extension for a period of three months from January 5, 2023, to April 2, 2023.
- This extension will allow the Applicant time to address comments from the Parks Department regarding design, maintenance, and stormwater of the offsite public open space area to be conveyed to Parks in addition to comments on frontage improvements for Hillcrest Ave.
- Staff recommends APPROVAL of the extension request.

Attachment A – Applicant's Extension Request



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

Page 1 of 2

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Effective: January 29, 2021

Phone 301.495.4550
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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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120230010

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	
(area code 240)			
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 _____.