

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



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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

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