## Montgomery Planning

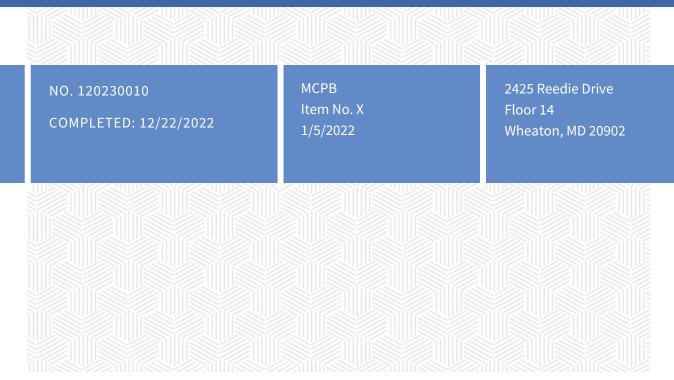
# HILLCREST AVENUE PROPERTY PRELIMINARY PLAN NO. 120230010

## **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.



Montgomeryplanning.org Hillcrest Avenue Property, Preliminary Plan No. 120230010

# **Planning Staff**

 $\checkmark$  $\checkmark$  $\checkmark$ Alexandra Duprey, Planner II, Upcounty Planning Division, <u>Alexandra Duprey@montgomeryplanning.org</u>, 301-495-1309 $\checkmark$  $\checkmark$  $\checkmark$ Sandra Pereira, Supervisor, Upcounty Planning Division, <u>Sandra Pereira@montgomeryplanning.org</u>, 301-495-2186

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



- Section 50.4.1.E of the Subdivision Regulations generally state that 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

				Page 1 of 2	
Montgomery County Planning Department Maryland-National Capital Park and Planning Commission			E	Effective: January 29, 2021	
2425 Reedie Drive Wheaton, Maryland 20902	www.montg	omeryplanning.org		Phone 301.495.4550 Fax 301.495.1306	
<b>REGULATORY REVI</b>	EW EXTENSION F	REQUEST			
		Request #1	Request #2		
	M-NCPP(	C Staff Use Only			
File Number Date Received		MCPB Hearing Date			
			1202	230010	
Plan Name:		Plan	No	This is a	
request for extension of:	<ul> <li>Project Plan</li> <li>Preliminary F</li> </ul>	Sketch Plan Plan Site F	Plan		
The Plan is tentatively schedule	d for a Planning Board put	olic hearing on:			
The Planning Director may post beyond 30 days require approva			anning Board app	roval. Extensions	
Person requesting the extens Owner, Owner's Representation		e.) Affiliation/Organization			
Street Address					
City (area code 240)		State		Zip Code	
	Number E-mail				
We are requesting an extension	for months u	intil			
Describe the nature of the exter	nsion request. Provide a se	eparate sheet if necessar	у.		
Signature of Person Requesti	ng the Extension				

Kanense M \_\_\_\_\_ \_\_\_\_\_

#### **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