

# BUCKLODGE TRACT, PRELIMINARY PLAN NO. 11989032A REGULATORY EXTENSION REQUEST NO. 2

## Description

Request to extend the regulatory review period by three months until April 11, 2023. Application to subdivide two existing platted lots and three existing platted outlots into four buildable lots for up to four buildings with a total of 66,667 SF of light industrial use on 22 acres.

NO. 11989032A

COMPLETED: 12-9-2022

MCPB Item No.

01-05-2023

2425 Reddie Drive

Floor 14

Wheaton, MD 20902



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#### LOCATION

On Buck Ridge Court, north of Bucklodge Road

#### MASTER PLAN/ ZONE

1985 *Approved and Adopted Boyds Master Plan* IM Zone and Rural Zone

#### PROPERTY SIZE

22 acres

#### APPLICANT

Buck Ridge, LLC

#### ACCEPTANCE DATE

June 15, 2022

#### REVIEW BASIS

Chapters 50 and 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. On September 8, 2022, the Planning Board approved the first extension until January 11, 2023.
- The Applicant is requesting a 2<sup>nd</sup> extension for a period of three months, which will provide sufficient time to address Staff comments to create a more efficient site layout with less paved areas by revising building locations, and consolidating circulation routes and parking areas, as well as coordination with well and septic system requirements.
- Staff supports the Applicant’s request to extend the review period through April 11, 2023.

Attachment A – Applicant’s Extension Request



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

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Wheaton, Maryland 20902

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Effective: January 29, 2021

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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

M-NCPPC Staff Use Only

Table with 4 columns: File Number, Date Received, MCPB Hearing Date, and an empty column.

Plan Name: Plan No.

This is a request for extension of: Project Plan, Preliminary Plan, Sketch 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.)

Form fields for Name, Affiliation/Organization, Street Address, City, State, Zip Code, 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.

Large empty box for describing the nature of the extension request.

Signature of Person Requesting the Extension

David W. McKee

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 \_\_\_\_\_.