

**TREGONING PROPERTY,
PRE-PRELIMINARY PLAN NO. 720220020
REGULATORY EXTENSION REQUEST NO. 2**

Description

Request to extend the regulatory review period from December 24, 2022 to February 24, 2023.
Application to determine the feasibility of the Hoffman Drive connection, the off-site connection to Damascus Regional Park, and the location and distribution of MPDUs. Staff recommends approval of the extension request.

NO. 720220020

COMPLETED: 12-9-2022

MCPB Item No.
12-22-2022

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

JS

Jeffrey Server, Planner III, Upcounty Planning, jeffrey.server@montgomeryplanning.org, 301-495-4513

SP

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PB

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

Summary

LOCATION

On Kings Valley Road, West of Preakness Drive

MASTER PLAN/ ZONE

1994 Clarksburg Master Plan & Hyattstown
Special Study Area
RE-1 Zone

PROPERTY SIZE

17.81 acres

APPLICANT

Elm Street Development

ACCEPTANCE DATE

August 24, 2022

REVIEW BASIS

Chapters 50 and 22A

- Section 50.5.2.B of the Subdivision Regulations generally states that Pre-Preliminary Plans must be scheduled for a public hearing within 90 days after the date an application is accepted.
- The Application was accepted on August 24, 2022, which established a Planning Board date no later than November 24, 2022. On November 22, 2022, the Director granted a 30-day extension from November 24, 2022, to December 24, 2022.
- The Applicant is requesting a 2nd extension for a period of two months to finish addressing significant DRC comments related to: 1) extending Hoffman Drive through the Property to Kings Valley Road, 2) providing safe, adequate and efficient pedestrian and bicycle connectivity to the Damascus Recreation Park, and 3) integrating better the MPDUs throughout the site. Granting the extension establishes a Planning Board date no later than February 24, 2023.
- Staff recommends approval of the extension request to no later than February 24, 2023.

Attachment A – Applicant’s Extension Request



December 9, 2022

Montgomery County Planning Board
Maryland National Capital Park and Planning
Commission 2425 Reedie Drive, 14th Floor
Wheaton, MD 20902

Re: Tregoning Property Extension Request for Pre- Preliminary Plan No. 720220020

Dear Montgomery County Planning Board:

The purpose of this letter is to respectfully request a two-month review extension of the Tregoning Property Pre-Preliminary Plan Application, as allowed in Montgomery County Code Section 50.5.2.B. The Tregoning Property is located southwest of the intersection of Kings Valley Road and Preakness Drive. The Property is within the Clarksburg Master Plan. On August 24, 2022, staff accepted the pre-preliminary plan application. One previous 30-day extension of the Tregoning Property Pre-Preliminary Plan Application was approved in November 2022.

The requested two-month extension will allow for staff, reviewing agencies and the applicant to work through a few outstanding comments related to circulation, access and layout raised by staff and reviewing agencies during the review process. The extension will allow for additional meetings and discussions between the applicant and staff, the applicant to prepare any necessary plan updates based on these meetings. Please note that we do not plan to file another extension request and looking forward to taking a well vetted and thoughtful plan to the Board. To that end and with this extension, the pre-preliminary plan would have a tentative planning board date in January or February 2023.

The completed and signed Regulatory Review Extension Request form is attached to this letter. Please let me know if you have any questions. Thank you in advance for your time.

Sincerely,

Kathryn L. Kubit
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Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Effective: January 29, 2021

2425 Reedie Drive
Wheaton, Maryland 20902

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Phone 301.495.4550
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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Tregoning Plan No. 720220020

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: 12/24/2022

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.)

Kathryn	Kubit
<i>Name</i>	<i>Affiliation/Organization</i>
1355 Beverly Road, Suite 240	
<i>Street Address</i>	
McLean	VA
<i>City</i>	<i>State</i>
(703) 734-9730	kkubit@elmstreetdev.com
<i>Telephone Number</i>	<i>E-mail</i>
	22101
<i>Fax Number</i>	<i>Zip Code</i>

We are requesting an extension for 2 months until 02/24/2023

Describe the nature of the extension request. Provide a separate sheet if necessary.

The purpose of this extension request is to provide time for staff, the applicant, and other reviewing agencies additional time to work through specific items on the plans.

Signature of Person Requesting the Extension

Kathryn Kubit
Signature

12.5.2022
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 _____.