

**PARK POTOMAC, PRELIMINARY PLAN NO. 12003029B  
AND SITE PLAN NO. 820230030  
REGULATORY EXTENSION REQUEST NO. 1**

**Description**

Request to extend the regulatory review period from to January 5, 2023 to May 4, 2023. Application to create one (1) lot and construct a multi-family building with up to 307 dwelling units including 12.5% MPDUs. Staff recommends approval of the extension request.

NO. 12003029B AND  
820230030

COMPLETED: 12-16-2022

MCPB Item No.  
1-5-2023

2425 Reedie Drive  
Floor 14  
Wheaton, MD 20902



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## Summary

### LOCATION

Northwest corner of the intersection of I-270 and Montrose Road

### MASTER PLAN/ ZONE

2002 Potomac Subregion Master Plan

CR-1.25, C-0.5, R-0.75, H-100T

### PROPERTY SIZE

5.08 acres (site plan area)

54.84 acres (preliminary plan amendment area)

### APPLICANT

Fortune Parc Development Partners, LLC

### ACCEPTANCE DATE

September 7, 2022

### REVIEW BASIS

Chapter 50, 59, 22A

- Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C of the Zoning Ordinance generally state that Preliminary Plans and Site Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.
- Both Applications were accepted on September 7, 2022, which established a Planning Board date no later than January 5, 2023.
- The Applicant is requesting the 1<sup>st</sup> extension for a period of four months to work through the architectural design, road cross sections, vehicular and pedestrian circulation patterns, and modifications to existing stormwater facilities to accommodate recreational amenities. Staff has had multiple meetings with the applicant in recent weeks and the applicant is making good progress at addressing the outstanding issues.
- Granting the extension for four months, as requested by the Applicant, schedules a hearing before the Planning Board no later than May 4, 2023.
- Staff supports the regulatory extension period to no later than May 4, 2023.

Attachment A – Applicant’s Extension Request, Preliminary Plan  
Attachment B – Applicant’s Extension Request, Site Plan



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

Effective: January 29, 2021

2425 Reedie Drive  
 Wheaton, Maryland 20902

www.montgomeryplanning.org

Phone 301.495.4550  
 Fax 301.495.1306

## REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1

☐ Request #2

### M-NCPPC Staff Use Only

File Number Date Received	_____ _____	MCPB Hearing Date	_____
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**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
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

Phillip A. Hummel, Esq., Miles & Stockbridge P.C.

Signature Counsel for Applicant, Fortune Parc Development Partners, LLC

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 \_\_\_\_\_.

## Attachment B



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

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Wheaton, Maryland 20902

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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: Park Potomac Plan No. 820230030

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: 01/05/2023

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.)

<u>Fortune Parc Development Partners, LLC</u>			
Name		Affiliation/Organization	
<u>12435 Park Potomac Avenue, Suite 200</u>			
Street Address			
<u>Potomac</u>		<u>MD</u>	<u>20854</u>
City		State	Zip Code
<u>(240) 499-9695</u>		<u>kmeroe@foulgerpratt.com</u>	
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 4 months until 05/04/2023

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

Applicant is diligently responding to numerous comments received at DRC that required multiple follow-up meetings. Since DRC, Applicant has had several of these meetings with staff from multiple review agencies, including Montgomery Planning, MCDOT, and MCDPS. These meetings discussed, among other things, details on architectural design, road cross sections, vehicular circulation patterns, and potential modifications to an existing stormwater management pond. Applicant has made significant progress on working through these DRC comments, but additional time is needed to resolve them given the complexity of the remaining issues. Applicant and Planning staff agree that an extension to May 4, 2023 is appropriate to finalize this process.

Applicant is also seeking a four month extension for Preliminary Plan No. 12003029B, which was concurrently filed with Site Plan No. 820230030.

#### Signature of Person Requesting the Extension

Phillip A. Hummel, Esq., Miles & Stockbridge P.C.

Signature Counsel for Applicant, Fortune Parc Development Partners, LLC

12/13/2022

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 .