

CLARKSBURG CHASE, PRE-PRELIMINARY PLAN, NO. 720230020, EXTENSION REQUEST NO. 2

Description

Request to extend the regulatory review period by three months until May 4, 2023. A pre-preliminary plan application for 95 dwelling units (69 single-family units and 31 townhouses). The Applicant is requesting binding advise from the Planning Board, regarding:

- 1) Layout - mix of townhouse and single-family lots as well as the general location of development and open spaces.
- 2) Access and Circulation – Feedback on the location and number of access points to the development and proposed sidewalk circulation.
- 3) Impervious Calculations – Agreement on how the 6% impervious cover is calculated.

NO. 720230020

COMPLETED: 1/20/2023

MCPB

Item No. 3

2/2/2023

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

Planning Staff



Jonathan Casey, Planner II, Upcounty Division, Jonathan.Casey@montgomeryplanning.org, 301-495-2162

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

LOCATION:

22600 Clarksburg Road, Northwest quadrant of the intersection of Gosnell Farm Drive and Clarksburg Road

MASTER PLAN

1994 *Clarksburg Master Plan & Hyattstown Special Study Area*

2014 *Ten Mile Creek Area Limited Amendment*

ZONE

Rural Neighborhood Cluster (RNC) Zone
Clarksburg West Environmental Overlay Zone

PROPERTY SIZE

136.18 Acres

APPLICANT

John King (Owner)

Lennar Corporation (Contract Purchaser)

ACCEPTANCE DATE:

October 5, 2022

REVIEW BASIS:

Chapter 50, 59 and 22A



Summary

- Section 50.5.2.C of the Subdivision Regulations generally state that Pre-Preliminary Plan applications must be scheduled for a public hearing within 90-days after the date an application is accepted.
- The Planning Director granted a 30-day extension for the Application, extending the review period from January 3, 2023, to February 2, 2023.
- The Applicant has requested, in an application dated January 18, 2023, that the review period for the Pre-Preliminary Plan be extended three months, from February 2, 2023, to May 4, 2023.
- This extension will allow the Applicant time to revise the site layout based on comments received from Staff at Development Review Committee meeting and take into account the revised environmental features identified on the Natural Resources Inventory/Forest Stand Delineation, which is pending approval.
- The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance. This is the second extension request associated with the subject project.
- Staff recommends APPROVAL of the extension request.

Attachment: Applicant's Request



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 Wheaton, Maryland 20902

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Effective: January 29, 2021

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: _____ **Plan No.** _____

This is a request for extension of:

Project Plan Sketch Plan
 Preliminary Plan Site Plan
 Pre-Preliminary 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

Robert R. Harris

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 _____.