

**FLATS AT KNOWLES STATION**

**PRELIMINARY PLAN AMENDMENT NO. 12021003A**

**SITE PLAN AMENDMENT NO. 82021003A**

**EXTENSION REQUEST NO. 2**

**Description**

Request to extend the regulatory review period for the Preliminary Plan Amendment and Site Plan Amendment for 90 days, from February 12, 2023 to May 13, 2023. Staff recommends approval of the extension request.

Nos. 12021003A & 82021003A  
Completed: 1-30-23

MCPB  
Item No. 3  
2-9-23

2425 Reddie Drive  
Floor 14  
Wheaton, MD 20902

## Planning Staff

	Troy Leftwich, Planner III, Midcounty Planning, <a href="mailto:Troy.Leftwich@montgomeryplanning.org">Troy.Leftwich@montgomeryplanning.org</a> , 301-495-4553
	Matthew Folden, Supervisor, Midcounty Planning, <a href="mailto:Matthew.Folden@montgomeryplanning.org">Matthew.Folden@montgomeryplanning.org</a> , 301-495-4539
	Carrie Sanders, Chief, Midcounty Planning, <a href="mailto:Carrie.Sanders@montgomeryplanning.org">Carrie.Sanders@montgomeryplanning.org</a> , 301-495-4653



## Summary

- Section 50-4.1.E of the Subdivision Regulations and Section 59.7.3.4.C of the Zoning Ordinance states that both applications must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Application was accepted on September 15, 2022, with an original tentative Planning Board date of January 12, 2023.
- The Applicant was approved for a one-month Director level extension of the regulatory review period, which was approved on December 6, 2022.
- The Applicant is requesting a 90-day extension of the regulatory review period, which requires Planning Board approval. The regulatory extension for the Preliminary Plan Amendment and Site Plan Amendment review period from February 12, 2023, to May 13, 2023, is required to adequately address comments from Planning Staff and other agencies. Also, additional time is needed to ensure the joint applicant and plans are addressing the outstanding comments.
- Staff supports the Applicant's request to extend the review period with a tentative Planning Board date of May 11, 2023.

### LOCATION:

10509 Summit Avenue

### MASTER PLAN/ZONE:

2012 Kensington Sector Plan

Zoned CRT-1.5, C-1.0, R-0.5, H-60

### PROPERTY SIZE:

0.84 acres

### APPLICANT:

10509 Summit Venture LLC

### ACCEPTANCE DATE:

September 15, 2022

### REVIEW BASIS:

Chapter 50 & 59

Attachment A: Extension Request No. 2

# ATTACHMENT A

Page 1 of 2



**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  
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## REGULATORY REVIEW EXTENSION REQUEST

☒ Request #1

☒ Request #2

M-NCPPC Staff Use Only

File Number		MCPB Hearing Date	
Date Received			

FLAB AT KNOWLET STATION

SKETCH PLAN 820210020 A

Plan Name:

Plan No. 82021003 A

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: 2-12-23

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.)

THOMAS A. BRAULT 10509 SUMMIT VENTURE, LLC  
Name Affiliation/Organization  
7215 RIDGEWOOD TERRACE  
Street Address  
CHEVY CHASE MD Select one of the following: 20815  
City State Zip Code  
703-868-2832 T.BRAULT.WOODSIDE@GMAIL.COM  
Telephone Number Fax Number E-mail

We are requesting an extension for 3 months until 05/13/2023

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

ADDITIONAL TIME TO OBTAIN AGENCY APPROVAL  
LETTERS & RESPOND TO STAFF  
COMMENTS

Signature of Person Requesting the Extension

Signature

Date

1-24-23

**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 \_\_\_\_\_.