

Montgomery Planning

**SANDY SPRING MISSING MIDDLE PILOT PROJECT:
PRELIMINARY PLAN NO. 120220050, SITE PLAN NO. 820220090
REGULATORY REVIEW EXTENSION REQUEST NO. 3**

**SANDY SPRING MEADOW: PRELIMINARY PLAN NO. 11982180A, SITE PLAN NO. 81982092A
REGULATORY REVIEW EXTENSION REQUEST NO. 2**

Description

Request to extend the regulatory review period by three months until April 27, 2023: Applications to amend the approved maximum dwelling unit density and minimum green space for an existing subdivision, and to create 11 new lots for 19 new dwelling units, including a minimum of 25 percent MPDUs.

Nos. 11982180A, 81982092A,
120220050, 820220090
Completed: 1-13-2023

MCPB
1/26/2023

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

Montgomeryplanning.org

Sandy Spring Missing Middle Pilot Project
Preliminary Plan Nos. 11982180A, 120220050 and Site Plan Nos. 81982092A, 820220090



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Summary

- Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C of the Zoning Ordinance generally states that Preliminary Plans and Site Plans applications must be scheduled for a public hearing within 120 days after the date an application is accepted.
- Applications for Preliminary Plan 120220050 and Site Plan 820220090 were accepted on June 15, 2022, which established a Planning Board date no later than October 13, 2022. On October 18, 2002, the Director granted a 30-day time extension until November 10, 2022. On November 10, 2022, the Planning Board granted a second time extension until January 27, 2023.
- Related applications for Preliminary Plan Amendment 11982120A and Site Plan Amendment 81982092A were accepted on August 9, 2022, which established a Planning Board date no later than December 8, 2022. On November 17, 2022, the Planning Board granted a time extension until January 27, 2023, which created a concurrent review period for the related applications (Preliminary Plan 120220050 and Site Plan No. 820220090).
- The Applicant is requesting a three-month extension, until April 27, 2023, to allow additional time to address various agency comments including State Highway Administration (access, ROW, internal and external roads), Fire and Rescue, Housing and Community Affairs, and further revisions to the lotting/unit types allowed under the R-60 optional method, also to allow time to submit/present modified plans at the monthly meeting of the HOC Board prior to resubmittal.
- Staff recommends APPROVAL of the extension request.

Attachment A: Applicant’s Request form

LOCATION

In the northeast quadrant of the intersection of Olney Sandy Spring Road (MD 108) and Skymeadow Way, approximately 450 feet east of Brooke Road

MASTER PLAN

2015 *Sandy Spring Rural Village Plan*

ZONE

R-60

PROPERTY SIZE

3.27 acres

APPLICANT

Housing and Opportunities Commission (HOC), RAD Development Corp.

ACCEPTANCE DATE

June 15, 2022, August 9, 2022

REVIEW BASIS

Chapter, 50, 59 and 22A



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:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan	820220090
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> 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

Matt Gordon

Signature

Date

Sandy Spring Missing Middle / Sandy Spring Meadow
Preliminary Plan No. 11982180A and 120220050
Site Plan No. 81982092A and 820220090
Supplement to Regulatory Extension Request

This supplements the justification for the requested extension of the Planning Board public hearing date included in regulatory extension form dated January 5, 2023. The Applicant is seeking an extension of a maximum of three (3) months to allow for final coordination with M-NCPPC staff, Montgomery County Department of Permitting Services (MCDPS), and Montgomery County Department of Transportation (MCDOT). Given that these development applications represent Housing Opportunities Commission of Montgomery County's ("HOC" or "Applicant") first design, planning and entitlement effort at implementing missing middle housing typologies, the ultimate lotting and building design proposed necessitated substantial agency coordination. The layout for the project has continued to evolve through careful coordination with M-NCPPC staff, MCDPS and MCDOT over the last several months. The Applicant is now in a position where it can confirm the final proposed lotting and unit layout for the project. With this important milestone reached in the last several days, the Applicant intends to fully and finally confirm with agency staff that the project layout satisfies all applicable design standards. The Applicant's progress to this stage in the design process also allowed for it to submit a stormwater management concept plan to MCDPS, which must be approved prior to the Planning Board's action on the above-referenced applications. The Applicant is seeking up to three (3) months to ensure that M-NCPPC, MCDPS, and MCDOT have sufficient time to review and comment on final application plan submittals in the next several weeks. Based upon the foregoing, the Applicant respectfully requests approval of the above-referenced extension request.

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 _____.