

**REDDEMEADE, PRELIMINARY PLAN NO. 120190010
REGULATORY REVIEW EXTENSION REQUEST NO. 2**

Description

Request to extend the regulatory review period from February 13, 2023 to June 1, 2023: Application to create six (6) lots for six detached houses. Staff recommends approval of the extension request.

NO. 120190010

COMPLETED: 1-27-2023

MCPB

Item #3

2-9-2023

2425 Reddie Drive

Floor 14

Wheaton, MD 20902



Ryan Sigworth, Senior Planner, Upcounty Planning, Ryan.Sigworth@montgomeryplanning.org, 301-495-2112

Sandra Pereira, Supervisor, Upcounty Planning, Sandra.Pereira@montgomeryplanning.org, 301-495-2186

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

LOCATION

1701 Ednor Road, Parcel 480

MASTER PLAN/ ZONE

1997 *Cloverly Master Plan*, RC (Rural Cluster)

PROPERTY SIZE

32.85 acres

APPLICANT

Michael W. Smith

ACCEPTANCE DATE

June 15, 2022

REVIEW BASIS

Chapter 50, 22A



Summary

- Section 50.4.1.E of the Subdivision Regulations generally states that Preliminary Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Application was accepted on June 15, 2022, which established a Planning Board date no later than October 13, 2022. At their September 15, 2022, meeting, the Planning Board granted the first regulatory review extension to February 13th, 2023.
- The Applicant is requesting a 2nd extension for a period of four months, which will provide sufficient time for the Applicant to finalize the sale of this property to M-NCPPC Parks. According to M-NCPPC Parks staff, negotiations on the sale of the property are in the final stages. Granting the extension establishes a Planning Board date no later than June 1, 2023.
- Staff supports the Applicant’s request to extend the review period through June 1, 2023.

Attachment A – Applicant’s Extension Request



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

Effective: January 29, 2021

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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 Date Received	_____	MCPB Hearing Date	_____
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Plan Name: ReddemeadePlan No. 120190010

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.)

Ryan E. Thompson

RCL Thompson LLC

Name

Affiliation/Organization

19 Pepperbush Dr

Street Address

Clinton

CT

06413

City

State

Zip Code

(860) 941-7721

ryan@rclthompson.com

Telephone Number

Fax Number

E-mail

We are requesting an extension for 4 months until 06/01/2023

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

The client is in negotiations to sell the land to the County. The client does not wish to move forward with further development unless the sell of the property doesn't transpire, in which case, at that time, the client will seek to continue the subdivision process.

Signature of Person Requesting the Extension

Signature

01/08/2022

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 _____.