

**HILLCREST AVENUE PROPERTY
PRELIMINARY PLAN NO. 120230010
REGULATORY EXTENSION REQUEST NO. 3**

Description

Request to extend the regulatory review period for one month until April 30, 2023: Application to consolidate a parcel and part of a parcel into one (1) lot for the construction of a 11,058 square foot medical office building.

NO. 120230010

COMPLETED: 3/3/2023

MCPB

Item No. 3

3/23/2023

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

Planning Staff

AD

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Summary

- Section 50.4.1.E of the Subdivision Regulations generally state that Preliminary Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Preliminary Plan Application was accepted on August 16, 2022, establishing a Planning Board approval date no later than December 8, 2022.
- The Applicant received a 30-day extension with Director's approval, establishing a Planning Board approval date no later than January 5, 2023.
- The Applicant received a second extension for a period of three months from January 5, 2023, to April 2, 2023.
- The Applicant is requesting a third extension for a period of one month from April 2, 2023, to April 30, 2023.
- The Applicant required additional time to address comments from the Parks Department regarding parcel conveyance to Parks in addition to comments on frontage improvements for Hillcrest Ave. All outstanding issues have been resolved, and the Application has been scheduled for a Public Hearing on April 13, 2023.
- Staff recommends APPROVAL of the extension request.

Attachment A – Applicant's Extension Request and Letter

LOCATION

18201 Hillcrest Ave in Olney

MASTER PLAN

2005 Olney Master Plan

ZONE

CRT 2.0 C-1.0 R-1.0 H-70 T

PROPERTY SIZE

0.59 Acres (25,718 Square Feet)

APPLICANT

Hanes Properties Maryland, LLC

ACCEPTANCE DATE

August 16, 2022

REVIEW BASIS

Chapters 59, 50 and 22A