

BUCKLUDGE TRACT, PRELIMINARY PLAN NO. 11989032A REGULATORY EXTENSION REQUEST NO. 6



Description

Request to extend the regulatory review period by three month until December 11, 2023. Application to subdivide two existing platted lots and three existing platted outlots into four buildable lots for up to four buildings with a total of 66,667 SF of light industrial uses on 22 acres.

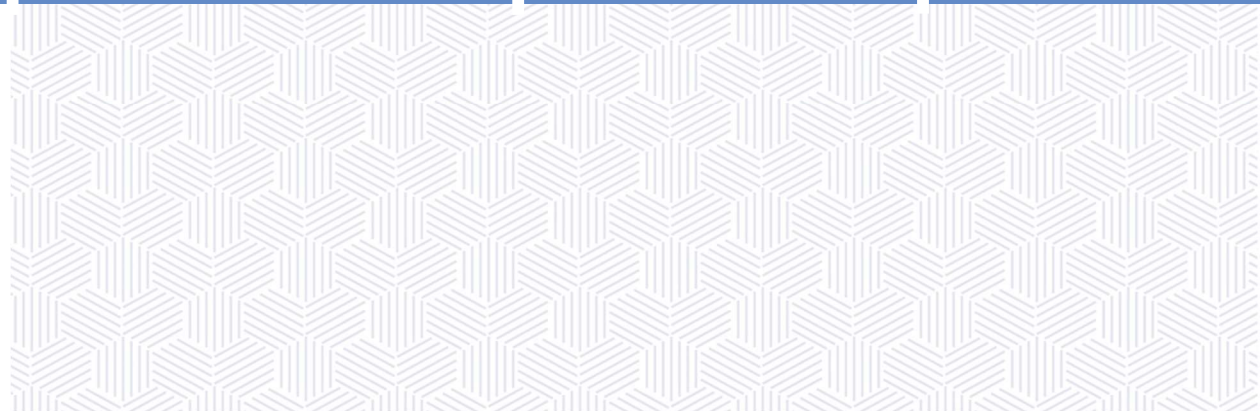


NO. 11989032A

COMPLETED: 9-1-2023

MCPB Item No.
9-7-2023

2425 Reddie Drive
Floor 14
Wheaton, MD 20902





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Summary

LOCATION

On Buck Ridge Court, north of Bucklodge Road

MASTER PLAN/ ZONE

1985 *Approved and Adopted Boyds Master Plan* IM Zone and Rural Zone

PROPERTY SIZE

22 acres

APPLICANT

Buck Ridge, LLC

ACCEPTANCE DATE

June 15, 2022

REVIEW BASIS

Chapters 50 and 22A

- 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. On September 8, 2022, the Planning Board approved the first extension until January 11, 2023. On January 5, 2023, the Planning Board approved the second extension until April 11, 2023. On March 30, 2023, the Planning Board approved the third extension until July 11, 2023. On July 11, 2023, the Planning Director approved the fourth extension request until August 11, 2023. On July 27, 2023, the Planning Board approved the fifth extension until September 11, 2023.
- Due to recent plan layout changes, the previously approved stormwater management (SWM) concept is no longer valid. The Applicant must obtain a revised SWM concept, SHA letter, and CSX approval that address the proposed storm drain analysis before Planning Board action.
- The Applicant is now requesting the final extension for a period of three months until December 11, 2023, which will provide sufficient time for the Applicant to revise the SWM concept and obtain approval letters from MCDPS Water Resources Section, SHA, and CSX.
- Staff supports the Applicant’s request to extend the review period through December 11, 2023.

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 _____.