

**RETAIL SHOPS – 15504 NEW HAMPSHIRE AVENUE
PRELIMINARY PLAN AMENDMENT NO. 11999100B
REGULATORY REVIEW EXTENSION REQUEST NO. 1**

Description

Request to extend the regulatory review period by two months until December 21, 2023: Application to amend a Preliminary Plan to allow a new 7,063 square foot commercial retail building.

No. 11999100B

Completed: 10-6-2023

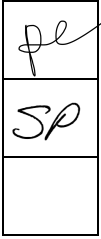
MCPB

10-12-2023

2425 Reddie Drive

Floor 14

Wheaton, MD 20902



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LOCATION

15504 New Hampshire Avenue

MASTER PLAN

1997 Cloverly Master Plan

ZONE

NR-0.75 H-45 (Neighborhood Retail)

PROPERTY SIZE

34,104 square feet (0.78 acres)

APPLICANT

AZ Real Estate

ACCEPTANCE DATE

June 14, 2023

REVIEW BASIS

Chapters 22A, 50



Summary

- Section 50.4.1.E of the Subdivision Regulations generally states that Preliminary Plans applications must be scheduled for a public hearing within 120 days after the date an application is accepted.
- Application for Preliminary Plan Amendment No. 11999100B was accepted on June 14, 2023, which established a Planning Board date no later than October 12, 2023.
- The Applicant is requesting a two-month extension until December 21, 2023, to allow additional time to address comments from various agencies including Fire and Rescue access, transportation, and the site layout. Issues being addressed include inter-parcel connections with adjoining properties, adequate access for emergency vehicles, parking configuration, and sidepath connections.
- Staff recommends APPROVAL of the extension request.

Attachment A: Applicant’s Request form



2425 Reedie Drive
 Wheaton, Maryland 20902

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Effective: January 29, 2021

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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: 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.)

Name *Affiliation/Organization*

Street Address

City *State* *Zip Code*

Telephone Number *Fax Number* *E-mail*

We are requesting an extension for 2 months until 12/21/2023

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

Signature of Person Requesting the Extension

Amir Ahmed

Signature

Date