

## ASHFORD WOODS, SITE PLAN AMENDMENT NO. 82021011A, REGULATORY REVIEW EXTENSION REQUEST NO. 2

### Description

Request to extend the regulatory review period until October 24, 2023; Application to revise grading, widen the public utility easement along MD 355, and minor adjustment to the WSSC pump station location.

NO. 82021011A

COMPLETED: 9-18-2023

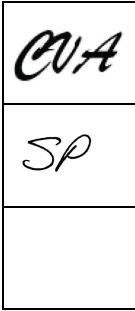
MCPB

Item No.

2425 Reddie Drive

Floor 14

Wheaton, MD 20902



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**LOCATION**

23730 Frederick Rd, Clarksburg

**MASTER PLAN**

1994 Clarksburg Master Plan & Hyattstown Special Study Area; 2014 Clarksburg Ten Mile Creek Area Limited Amendment

**MASTER PLAN ZONE**

R-90 Zone; Clarksburg East & West Environmental Overlay

**PROPERTY SIZE**

141.4 acres

**APPLICANT**

Ashford Woods, LLC

**ACCEPTANCE DATE**

April 28, 2023

**REVIEW BASIS:**

Chapter 59.7.3.4.C



**Summary**

- Section 59.7.3.4.C of the Zoning Ordinance states that the Planning Board must schedule a hearing for any Site Plan within 120 days of plan acceptance. The Planning Board may, however, extend this period.
- The Application was accepted on April 26, 2023, which established a Planning Board date no later than August 24, 2023. The Applicant was granted a 30-day extension by the Planning Director, establishing a new Planning Board date no later than September 24, 2023.
- The Applicant has requested that the review period for the Site Plan Amendment be extended by 30 days from September 24, 2023, to October 24, 2023.
- This extension will allow the Applicant time to address issues of overlapping easements and stormwater facilities along Frederick Road with the Department of Permitting Services Right-of-Way Section and Water Resources Section, and Potomac Edison.
- Staff recommends APPROVAL of the extension request.

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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**REGULATORY REVIEW EXTENSION REQUEST**

Request #1  Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Ashford Woods Plan No. 82021011A

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: 09/24/2023

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.)


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Telephone Number Fax Number E-mail

We are requesting an extension for 1 months until 10/24/2023

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

Additional time is needed to address staff comments concerning utility easements and location of stormwater facilities.

**Signature of Person Requesting the Extension**

  
Signature

09/18/2023  
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 \_\_\_\_\_.