

Montgomery Planning  
CLARKSBURG TOWN CENTER  
PROJECT PLAN AMENDMENT NO. 91994004E: REGULATORY REVIEW  
EXTENSION REQUEST NO. 2;  
PRELIMINARY PLAN AMENDMENT NO. 11995042E & SITE PLAN AMENDMENT  
NO. 82007022I: REGULATORY REVIEW EXTENSION REQUEST NO. 1

**Description**

Request to extend the regulatory review period by three months until January 25, 2024: Application to amend a Project Plan, Preliminary Plan and Site Plan to allow three multi-family buildings, commercial retail buildings, and associated amenities.

Nos. 91994004E, 11995042E,  
82007022I  
Completed: 10-13-2023

MCPB  
10-26-2023

2425 Reddie Drive  
Floor 14  
Wheaton, MD 20902



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#### LOCATION

South quadrant of Clarksburg Square Road and Saint Clair Road, Clarksburg

#### MASTER PLAN

1994 Clarksburg Master Plan

#### ZONE

CRT-0.75 C-0.25 R-0.5 H-65 (Commercial Residential Town)

#### PROPERTY SIZE

270.92 acres

#### APPLICANT

Elmstreet Development

#### ACCEPTANCE DATE

July 19, 2023

#### REVIEW BASIS

Chapters 22A, 59



## Summary

- Section 59-D-2.2 of the Project Plan Regulations generally states that a Project Plan Amendment application must be scheduled for a public hearing no later than 90 days after the date an application is accepted.
- Section 50.4.1.E of the Subdivision Regulations provide generally that Preliminary Plan and Site Plan applications must be scheduled for a public hearing within 120 days after the date an application is accepted.
- Application for Project Plan Amendment 91994004E was accepted on July 19, 2023, which established a Planning Board date no later than September 28, 2023.
- The Director granted a 30-day extension, which extended the review period until October 28, 2023.
- The Applicant requests a three-month extension, until January 25, 2024, to allow additional time to address comments from various agencies including MCDOT transportation and right-of-way improvements, DPS right-of-way, urban design, and allowable land uses.
- Staff recommends APPROVAL of the extension request.

Attachment A: Time Extension Request form



**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:** Clarksburg Town Center      **Plan No.** 91994004E, 11995042E  
82007022F, #20230380

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: 10/26/2023

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.)

Kathryn Kubit		CTC Retail, Inc.	
<i>Name</i>		<i>Affiliation/Organization</i>	
1355 Beverly Road, Suite 240			
<i>Street Address</i>			
		VA	<input checked="" type="checkbox"/> 22101
		<i>State</i>	<i>Zip Code</i>
(703) 734-9730		kkubit@elmstreetdev.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for ~~2~~ 3 months until ~~12/21/2023~~ 1/25/2023

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

Specific DRC comments related to layout and design required additional time for a dialouge between staff and the applicant. Once the parites were aligned on a vision, revisions were drafted and integrated into the amended plans. The Project Plan, Preliminary Plan and Site Plan amendments were submtted simultaneously to be heard at the Planning Board on the same day. To that end, we request an extension for each of the three amdnded plans.

**Signature of Person Requesting the Extension**

Kathy Kubit  
*Signature*

10/13/2023  
*Date*