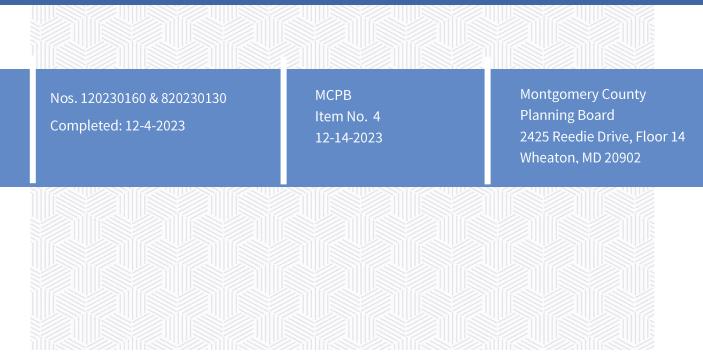
Montgomery Planning 9801 GEORGIA AVENUE PRELIMINARY PLAN NO. 120230160 SITE PLAN NO. 820230130 REGULATORY EXTENSION REQUEST NO. 2



Description

Request to extend review period from January 18, 2024 to February 22, 2024; Application to develop 390 multi-family dwelling units and up to 5,000 square feet of commercial use.



Montgomeryplanning.org

9801 Georgia Avenue, Preliminary Plan No. 120230160 & Site Plan No. 820230130

Planning Staff



Parker Smith, Planner II, Midcounty Planning, Parker.Smith@montgomeryplanning.org, 301-495-1327 Matthew Folden, Supervisor, Midcounty Planning, Matthew.Folden@montgomeryplanning.org, 301-495-4539 Carrie Sanders, Chief, Midcounty Planning, Carrie.Sanders@montgomeryplanning.org,

301-495-4653

LOCATION/ADDRESS

Northeast quadrant of the intersection of Georgia Avenue with Forest Glen Road

MASTER PLAN

2020 Forest Glen/Montgomery Hills Sector Plan

ZONE

CRT-2.5, C-2.5, R-2.5, H-120

PROPERTY SIZE

4.93 acres

APPLICANT

JLB Realty LLC

ACCEPTANCE DATE

August 23, 2023

REVIEW BASIS

Chapter 22A, Chapter 50, and Chapter 59

🖹 Summary

- Section 59.7.3.4.C provides a 120-day review period for Site Plan hearings. The Planning Board may, however, extend this period.
- The Application was accepted on August 23, 2023, which established a Planning Board date no later than December 21, 2023. The Applicant was granted a 30-day extension by the Planning Director, establishing a new Planning Board date not later than January 18, 2024.
- The Applicant is requesting an additional 1-month extension of the review period to February 22, 2024.
- This extension will allow the Applicant time to complete necessary coordination with Planning Staff, the State Highway Administration, and the Montgomery County Department of Transportation on various issues ranging from accommodation of stormwater management on-site for portions of Georgia Avenue, storm drain impacts, undergrounding of utilities, and the design for interim and final open spaces.
- The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance.
- Staff recommends APPROVAL of the extension request.

Attachment A: Applicant's Request

9801 Georgia Avenue Nos. 120230160 & 820230130 1

ATTACHMENT A

	Montgomery County Planning Department Maryland-National Capital Park and Planning Commission					Page 1 of 2	
						Effective: January 29, 2021	
	Reedie Drive on, Maryland 20902 www.montgomeryplanning.org					Phone 301.495.4550 Fax 301.495.1306	
REGU	LATORY REVI	EW EXT	ENSION F	REQUEST			
				Request :	#1 🛛 Reque	st #2	
File Number			M-NCPPC	C Staff Use Only			
Date Receiv				MCPB Hearing Date			
Plan Name	2:				_ Plan No . 1202301	60; 820230130	
This is a re	quest for extension of		Project Plan Preliminary F	Plan 🛛	Sketch Plan Site Plan		
The Plan is	s tentatively scheduled	d for a Plan	ning Board put	olic hearing on:			
	ng Director may postr days require approva				hout Planning Board	d approval. Extensions	
	Questing the extensi Owner's Representat		f (check applicable	.)			
Name		Affiliation/Organization					
Street Addre	ess						
City					State	Zip Code	
Telephone I	Number Fax N	lumber	E-mail				
We are rec	uesting an extension	for	months u	ntil			
Describe th	ne nature of the exten	sion reques	st Provide a se	enarate sheet if ne	cessary		
		Sion requee			003301y.		
•							

Signature of Person Requesting the Extension

En Eliverd

Signature

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