

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.

Nos. 120230160 & 820230130
Completed: 12-4-2023

MCPB
Item No. 4
12-14-2023

Montgomery County
Planning Board
2425 Reedie Drive, Floor 14
Wheaton, MD 20902

Montgomeryplanning.org

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

Planning Staff



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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

ATTACHMENT A



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Effective: January 29, 2021

2425 Reedie Drive
Wheaton, Maryland 20902

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REGULATORY REVIEW EXTENSION REQUEST

Request #1

Request #2

M-NCPPC Staff Use Only

File Number Date Received	_____ _____	MCPB Hearing Date	_____
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Plan Name: _____ **Plan No.** 120230160; 820230130

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 _____ months until _____

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

Signature of Person Requesting the Extension

Signature

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 _____.