9801 GEORGIA AVENUE PRELIMINARY PLAN NO. 120230160 SITE PLAN NO. 820230130 REGULATORY EXTENSION REQUEST NO. 3



Description

Request to extend review period from February 22, 2024 to March 7, 2024; Application to develop 390 multi-family dwelling units and up to 5,000 square feet of commercial use.

Nos. 120230160 & 820230130

Completed: 1-4-2024

MCPB Item No. 3 1-18-2024 Montgomery County Planning Board 2425 Reedie Drive, Floor 14 Wheaton, MD 20902

Montgomeryplanning.org

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 extend this period.
- The Application was accepted on August 23, 2023, with a tentative hearing date of December 21, 2023.
 The Applicant was granted a 30-day extension which established a new tentative hearing date of January 18, 2024.
- On December 14, 2023, the Planning Board approved a 30-day extension to February 22, 2024.
- The Applicant seeks to extend the review period to March 7, 2024.
- This extension will allow the Applicant time to coordinate with public agencies on issues ranging from stormwater management, storm drain, utilities, and 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

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2425 Reedie Drive Wheaton, Maryland 20902		www.montg	omeryplanning.org		Phone 301.4 Fax 301.4	
REGULATORY REVIE	W EXT		**			
			☐ Request a	#1 ☐ Reques	st #2 X Request #	# 3
		M-NCPP(C Staff Use Only			
File Number Date Received			MCPB Hearing Date			
Plan Name:				_ Plan No . 12023016	50; 820230130	
This is a request for extension of:		Project Plan Preliminary F		Sketch Plan Site Plan		
The Plan is tentatively scheduled	for a Planr	ning Board pub	olic hearing on:	· · · · · · · · · · · · · · · · · · ·		
The Planning Director may postpo beyond 30 days require approval				nout Planning Board	l approval. Extens	ions
Person requesting the extension Owner, Owner's Representation		(check applicable	p.)			
Name	Affiliation/Organization					
Street Address						
City				State	Zip Code	;
Telephone Number Fax Nu	umber	E-mail				
We are requesting an extension f						
Describe the nature of the extens	ion reques	t. Provide a se	eparate sheet if ne	cessary.		
Signature of Person Requestin	g the Exte	nsion				
En Eliverd						
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	ng 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