

Montgomery Planning
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

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 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

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 _____.