

Montgomery Planning
CLARKSBURG TOWN CENTER
PROJECT PLAN AMENDMENT NO. 91994004E: REGULATORY REVIEW
EXTENSION REQUEST NO. 3;
PRELIMINARY PLAN AMENDMENT NO. 11995042E, SITE PLAN AMENDMENT
NO. 82007022I: REGULATORY REVIEW EXTENSION REQUEST NO. 2

Description

Request to extend the regulatory review period until February 29, 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: 1-12-2024

MCPB
1-25-2024

2425 Reddie Drive
Floor 14
Wheaton, MD 20902



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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.
- On October 26, 2023, the Planning Board granted a regulatory review time extension for all applications until January 25, 2024.
- The Applicant requests a time extension until February 29, 2024, to address comments and obtain agency approvals concerning stormwater management and transportation.
- Staff recommends APPROVAL of the extension request.

Attachment A: Applicant’s Time Extension Request form

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



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	_____	MCPB Hearing Date	_____
Date Received	_____		

91994004E, 11995042E
B2007022E, F20230380

Plan Name: Clarksburg Town Center

Plan No. B2007022E, F20230380

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: 01/25/2024

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

We are requesting an extension for 1 months until 02/22/2024 2/29/2024

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

We are working to address comments and obtain final approvals from specific government agencies who are reviewing plans.

Signature of Person Requesting the Extension

Kathryn L. Kubit
Signature

01/05/2025
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 _____.