

**CLARKSBURG CHASE, PRELIMINARY PLAN NO. 120240040, SITE
PLAN NO. 820240050, AND PRELIMINARY/FINAL FOREST
CONSERVATION PLAN NO. F20240180
REGULATORY EXTENSION REQUEST NO. 1**

Description

Request to extend the regulatory review period by three months until June 6, 2024. An application for the construction of 101 dwelling units (49 single-family units and 52 townhouses).

No. 120240040 & 820240050

Completed: March 4, 2024

MCPB

Item No. 3

March 14, 2024

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

Planning Staff



Jonathan Casey, Planner II, Upcounty Division, 301-495-2162, Jonathan.Casey@montgomeryplanning.org

Patrick Butler, Chief, Upcounty Division, 301-495-4561, Patrick.Butler@montgomeryplanning.org

LOCATION/ADDRESS

22600 Clarksburg Road, Northwest quadrant of the intersection of Gosnell Farm Drive and Clarksburg Road

MASTER PLAN

1994 *Clarksburg Master Plan & Hyattstown Special Study Area*

2014 *Ten Mile Creek Area Limited Amendment*

ZONE

Rural Neighborhood Cluster (RNC) and Clarksburg West Environmental Overlay

PROPERTY SIZE

136.18 acres

APPLICANT

John King & Anita Kowalski/US Home, LLC

ACCEPTANCE DATE

November 15, 2023

REVIEW BASIS

Ch. 50, 59 and 22A

Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. Section 59.7.3.4.C provides a 120-day review period for Site Plan hearings. However, the Planning Board may extend this period.
- The Application was accepted on November 15, 2023, which established a Planning Board date no later than March 14, 2024.
- The Applicant is requesting an additional 3-month extension of the review period to June 6, 2024.
- This extension will allow the Applicant time to address issues related to forest conservation, stormwater, stream restoration and the feasibility of a secondary non-vehicular access point.
- 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



2425 Reedie Drive
Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: January 29, 2021

Phone 301.495.4550
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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.** _____

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 _____.