

## RICH MEADOWS PARCEL 606, ADMINISTRATIVE SUBDIVISION

### NO. 620240010 AND PRELIMINARY/FINAL FOREST CONSERVATION PLAN NO. F20240060 – REGULATORY EXTENSION REQUEST NO.2

#### Description

Request to extend the regulatory review period for 6 months, from March 2, 2024 to August 2, 2024;  
Application to create one lot for one single-family detached unit

No. 620240010 & F20240060

Completed: March 4, 2024

MCPB

Item No. 3

March 14, 2024

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

# Planning Staff



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Patrick Butler, Chief, Upcounty Division, 301-495-4561, [Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org)

## LOCATION/ADDRESS

13635 Darnestown Road, approximately 2,000 feet NW of Masonwood Drive

## MASTER PLAN

2002 Potomac Subregion Master Plan

## ZONE

RC zone

## PROPERTY SIZE

15.17 acres

## APPLICANT

Kent Murphy

## ACCEPTANCE DATE

November 1, 2023

## REVIEW BASIS

Ch. 50, 59 and 22A

## Summary

- Section 59.7.3.3.C of the Subdivision Regulations generally states that an Administrative Subdivision Plan must be acted upon by the Planning Director or scheduled for a public hearing within 90 days after the date of acceptance. The Planning Board may, however, extend this period.
- The Application was accepted on November 1, 2023. The Applicant was granted a 30-day extension by the Planning Director, establishing a new Planning Board date not later than March 2, 2024.
- The Applicant is requesting an additional 6-month extension of the review period, to August 2, 2024.
- This extension will allow the Applicant time to address issues related to relocating structures, forest conservation, stormwater, and design a stream crossing.
- 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	_____	MCPB Hearing Date	_____
Date Received	_____		

**Plan Name:** Rich Meadows, Parcel 606      **Plan No.** 620240010 + F20240060

This is a request for extension of:       Project Plan       Sketch Plan  
     ~~Preliminary Plan~~       Site Plan

**Administrative Subdivision Plan + Forest Conservation Plan**

The Plan is tentatively scheduled for a Planning Board public hearing on: 03/02/2024

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.)

Jared Carhart	CAS Engineering
<i>Name</i>	<i>Affiliation/Organization</i>
10 South Bentz Street	
<i>Street Address</i>	
Frederick	MD
<i>City</i>	<i>State</i>
(301) 703-2346	jcarhart@casengineering.com
<i>Telephone Number</i>	<i>E-mail</i>
	21701
	<i>Zip Code</i>

We are requesting an extension for 6 months until 08/02/2024

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

Most staff approvals have been secured (DPS Stormwater, DPS Fire Department Access, DPS Well & Septic, etc.). Need additional time to obtain remaining staff approvals for Administrative Subdivision.

**Signature of Person Requesting the Extension**

\_\_\_\_\_  
*Signature*

02/29/2024  
 \_\_\_\_\_  
*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 \_\_\_\_\_.