

SADDLE RIDGE, ADMINISTRATIVE SUBDIVISION NO. 620240040

& FOREST CONSERVATION PLAN NO. F20240100

REGULATORY EXTENSION REQUEST NO. 2

Description

Request to extend the regulatory review period from February 18, 2024, to July 18, 2024; Application to create three lots for one existing and two proposed single-family detached units.

No. 620240040 & F20240100

Completed: 2/5/2024

MCPB

Item No. 3

2/15/2024

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

On Highland Farm Road, west of Deercrest Lane

MASTER PLAN

2002 Potomac Subregion Master Plan

ZONE

RE-2

PROPERTY SIZE

24.12 Acres

APPLICANT

Mimi Brodsky Kress (Sandy Spring Builders)

ACCEPTANCE DATE

10/18/2023

REVIEW BASIS

Ch. 50 & Ch. 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 18, 2024. The Applicant was granted a 30-day extension by the Planning Director, establishing a new Planning Board date not later than February 18, 2023.
- The Applicant is requesting an additional 5-month extension of the review period, to July 18, 2023.
- This extension will allow the Applicant time to address remaining subdivision comments, forest conservation comments, and obtain agency approvals.
- 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



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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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: Saddle Ridge

Plan No. 620240040

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: Feb. 15, 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.)

Mimi Brodsky Kress

Sandy Spring Builders

Name

Affiliation/Organization

4705 West Virginia Avenue

Street Address

Bethesda

City

MD

State

20814

Zip Code

301-252-0464

Telephone Number

Fax Number

mkress@sandyspringbuilders.com

E-mail

We are requesting an extension for 5 months until July 18, 2024

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

Extension request needed to review MNCPPC Subdivision and Forest Conservation Plan comments, to revise associated plans and to obtain needed staff level approvals. Although a 5 month extension is requested, staff approvals are expected sooner than the requested time frame.

Signature of Person Requesting the Extension

Mimi Brodsky Kress

Signature

1/15/2024

Date