

**SHOPS AT SUMNER, SUMNER PLACE APARTMENTS, FOREST  
CONSERVATION PLAN F20240050, PRELIMINARY PLAN  
AMENDMENT 11985202A, SITE PLAN 820230140 REGULATORY  
EXTENSION REQUEST NO. 2**

Request to extend review period, from April 25, 2024 to July 25, 2024; Application to create add up to 118 multi-family dwelling units to an existing shopping center, and a request to modify previously approved forestry elements. The purpose of this extension request is to provide more time to accommodate required upgrades to an existing sewer line and to modify the stormwater management concept plan.

No. F20240050, 11985202A,  
820230140

Completed: March 22, 2024

MCPB  
Item  
Regulatory  
Extensions

2425 Reddie Drive  
Floor 14  
Wheaton, MD 20902

## Planning Staff



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### LOCATION/ADDRESS

Located at the SE intersection of Sangamore Road and Sentinel Drive

### MASTER PLAN

1990 Bethesda/Chevy Chase Master Plan

### ZONE

NR-0.75 H-45

### PROPERTY SIZE

11.88 acres

### APPLICANT

W.C. & A.N. Miller Development

### ACCEPTANCE DATE

November 29, 2024

### REVIEW BASIS

Chapters 50 and 59

## Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings and Section 59.7.3.4.C provides a 120-day review period for Site Plan hearings. The Planning Board may, however, extend this period.
- The Applications were accepted on November 29, 2024, which established a Planning Board date no later than March 25, 2024. The Applicant requested and was granted a 30-day extension by the Planning Director, establishing a new Planning Board date not later than April 25, 2024.
- The Applicant is requesting an additional three-month extension of the review period to July 25, 2024.
- This extension will allow the Applicant time to modify to the existing Forest Conservation Plan and associated Forest Conservation Easement to accommodate required upgrades to an existing sewer line and to modify the stormwater management concept plan.
- The Planning Board hearing on the applications 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 \_\_\_\_\_.