Montgomery Planning

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 Reedie Drive Floor 14 Wheaton, MD 20902

Planning Staff



Katie Mencarini, Planner III, Downcounty Planning, Katherine.mencarini@montgomeryplanning.org, 301.495.4549



Stephanie Dickel, Supervisor, Downcounty Planning, Stephanie.Dickel@montgomeryplanning.org, 301.495.4527



Elza Hisel-McCoy, Chief, Downcounty Planning, Elza. Hisel-McCoy@montgomeryplanning.org, 301.495.2115

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 threemonth 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

Effective: January 29, 2021

Page 1 of 2



Montgomery County Planning Department

Maryland-National Capital Park and Planning Commission

Wheaton, Maryland 20902

Phone 301.495.4550 2425 Reedie Drive Fax 301.495.1306 www.montgomeryplanning.org REGULATORY REVIEW EXTENSION REQUEST ☐ Request #1 ☐ Request #2 M-NCPPC Staff Use Only File Number MCPB Hearing Date Date Received 11985202A Plan No. Plan Name: 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.) Affiliation/Organization Name Street Address City 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 Matthew Gordon Signature Date

Extension Review