

**CLARKSBURG CHASE, PRELIMINARY PLAN NO. 120240040, SITE  
PLAN NO. 820240050, AND PRELIMINARY/FINAL FOREST  
CONSERVATION PLAN NO. F20240180  
REGULATORY EXTENSION REQUEST NO. 2**

**Description**

Request to extend the regulatory review period by approximately 2 months, from June 6, 2024 until July 25, 2024. An application for the construction of 101 dwelling units (49 single-family units and 52 townhouses).

No. 120240040 & 820240050

Completed: May 24, 2024

MCPB

Item No. 3

June 6, 2024

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

# Planning Staff



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## 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.
- On March 14, 2024, the Planning Board granted the Applicant a 3-month extension until June 6, 2024.
- The Applicant is requesting to extend the review period by approximately 2-months, until July 25, 2024.
- This extension will allow the Applicant time to address issues related to grading, access, road design and the Water Quality Plan.
- 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 Reddie Drive  
 Wheaton, Maryland 20902

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Effective: January 29, 2021

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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:** \_\_\_\_\_ **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 \_\_\_\_\_.