

16998 OVERHILL ROAD: PRELIMINARY PLAN NO. 120240060 REGULATORY EXTENSION REQUEST NO.2

Description

Request to extend the regulatory review period until September 26, 2024. Application to create one lot for a independent living facility.

Staff recommends approval of the extension request.

NO. 120240060

COMPLETED: 7-2-2024

MCPB

Item No.3

7-8-2024

2425 Reddie Drive

Floor 13

Wheaton, MD 20902



Jonathan Casey, Planner II, Upcounty Planning, Jonathan.Casey@montgomeryplanning.org, 301-495-2162

Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, 301-495-4561

LOCATION

Located at 16998 Overhill Road, south of the Intercounty Connector (ICC)/MD 200, approximately 400 feet east of Redland Road

MASTER PLAN/ ZONE

2004 Upper Rock Creek Area Master Plan

RE-1

PROPERTY SIZE

3.78 Acres

APPLICANT

Community Housing Initiative, Inc. c/o Patrick Byrne

ACCEPTANCE DATE

February 7, 2024

REVIEW BASIS

Chapter 50



Summary

- Section 50.4.1.E of the Subdivision Regulations generally states that Preliminary Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Application was accepted on February 7, 2024, which established a Planning Board date no later than June 6, 2024. The Applicant was granted a 30-day extension by the Planning Director, establishing a new Planning Board date not later than July 6, 2024.
- The Applicant is requesting an additional 2-month extension until September 26, 2024 (Attachment A) to address comments and obtain approval letters from MCDPS, MCDOT and MCDPS Fire Access and Water Supply Section.
- Granting the regulatory review extension establishes a Planning Board date no later than September 26, 2024.
- 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 supports the Applicant’s request to extend the review period through September 26, 2024.



Montgomery County Planning Department
 Maryland-National Capital Park and Planning Commission

2425 Reedie 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: 16998 Overhill Road **Plan No.** 120240060

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: 07/06/2024

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.)

| | |
|-------------------------------|---------------------------------|
| Joshua Sloan | VIKA MD, LLC |
| <i>Name</i> | <i>Affiliation/Organization</i> |
| 20251 Century Blvd; Suite 400 | |
| <i>Street Address</i> | |
| Germantown | MD |
| | 20874 |
| <i>City</i> | <i>State</i> |
| (301) 916-4100 | sloan@vika.com |
| <i>Telephone Number</i> | <i>E-mail</i> |
| <i>Fax Number</i> | |

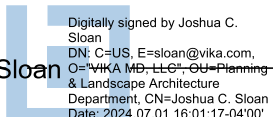
We are requesting an extension for 3 months until 09/26/2024

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

We request this extension to finalize our response to comments and discussions with DPS and DOT to obtain recommendation letters regarding fire access, storm drain, and stormwater review.

Signature of Person Requesting the Extension

Signature Joshua C. Sloan



07/01/2024
Date

Digitally signed by Joshua C. Sloan
 DN: C=US, E=sloan@vika.com, O=VIKA MD-LLC-GU=Planning & Landscape Architecture Department, CN=Joshua C. Sloan
 Date: 2024.07.01 16:01:17-04'00'

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 _____.