

LT AT CLOPPERS,  
ADMINISTRATIVE SUBDIVISION NO. 620230120,  
REGULATORY EXTENSION REQUEST NO. 2



Request to extend the regulatory review period for Preliminary Plan Amendment No. 620230120 for five (5) months, from June 7, 2024 to November 7, 2024. Staff recommends approval of the extension request.

No. 620230120  
Completed: 6-12-2024

MCPB  
Item No. 3  
6-27-2024

Montgomery County  
Planning Board  
2425 Reddie Drive  
Floor 14  
Wheaton, MD 20902



## Planning Staff



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### LOCATION/ADDRESS

On Longdraft Road 1,550' north of Clopper Road

### MASTER PLAN

*Great Seneca Science Corridor Master Plan*

### ZONE

R-90/TDR

### PROPERTY SIZE

1.27 Acres

### APPLICANT

Hawkens MT, LLC

### ACCEPTANCE DATE

February 7, 2024

### REVIEW BASIS

Chapter 50

## Summary

- Section 50.4.1.E provides a 120-day review period for a Preliminary Plan within 120 days after the date an application is accepted.
- The Application was accepted on February 7, 2024, which established a Director Level approval no later than May 7, 2024. The Applicant was granted a 30-day extension by the Planning Director, establishing a new Planning Board date not later than June 6, 2024.
- The Applicant is requesting an additional 5-month extension of the regulatory review period, which requires Planning Board approval. The regulatory extension for the Preliminary Plan review period from June 7, 2024, to November 7, 2024, is required to adequately address comments from Planning Staff and other agencies.
- The Application for the extension request was received on April 29, 2024 before the application expired.
- Staff recommends APPROVAL of the extension request.

#### Attachment:

- A. Applicant's Request

# ATTACHMENT A



**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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## REGULATORY REVIEW EXTENSION REQUEST

Request #1       Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

**Plan Name:** LT at Cloppers

**Plan No.** #620230120

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: 06/06/2024

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.)

Michele McDaniel Rosenfeld, Esq.	The Law Office of Michele Rosenfeld LLC		
<i>Name</i>	<i>Affiliation/Organization</i>		
1 Research Ct. Suite 3=450			
<i>Street Address</i>			
Rockville	MD	20850	
<i>City</i>	<i>State</i>	<i>Zip Code</i>	
(301) 204-0913	michele@marylandpropertylaw.com		
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 5 months until 11/07/2024

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

This administrative subdivision application includes a flag lot and did not include property that was deeded out of the original parcel, raising two issues: (1) Staff recently confirmed it will not support the flag lot, and approval requires a Planning Board hearing. The applicant is considering whether to proceed to the Board or redesign the project. Either approach will take time. (2) Staff asked that the applicant include in the subdivision a parcel previously deeded out of the property. The deeded parcel is under the control of a court-ordered Guardianship. The applicant has asked the Guardian to sign authorization necessary for the applicant to include the deeded parcel in this application, however that process is not yet complete. Once incorporated, the application must be amended including the need to prepare a NRI/FSD for this property.

In light of these various complicating issues, the applicant requests a five-month extension.

### Signature of Person Requesting the Extension

*Michele McDaniel Rosenfeld*

Signature

04/29/2024

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 \_\_\_\_\_.