## ■ Montgomery Planning

# **CLARKSBURG CHASE, PRELIMINARY PLAN NO. 120240040, SITE**

PLAN NO. 820240050, AND PRELIMINARY/FINAL FOREST

**CONSERVATION PLAN NO. F20240180** 

**REGULATORY EXTENSION REQUEST NO. 3** 

## **Description**

Request to extend the regulatory review period by approximately 2 months, from July 25, 2024 until October 10, 2024. An application for the construction of 101 dwelling units (49 single-family units and 52 townhouses).

Completed: July 9, 2024

MCPB
Item No. 3
July 25, 2024

2425 Reedie Drive Floor 14 Wheaton, MD 20902

Montgomeryplanning.org

# **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.
- On June 6, 2024, the Planning Board granted the Applicant a 2-month extension until July 25, 2024.
- The Applicant is requesting to extend the review period by approximately 2-months, until October 10, 2024.
- This extension will allow the Applicant time to address issues related to Park land conveyance, stream restoration, grading, 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



Signature

# **Montgomery County Planning Department**

Maryland-National Capital Park and Planning Commission

Effective: January 29, 2021

Date

Phone 301.495.4550 2425 Reedie Drive Fax 301.495.1306 Wheaton, Maryland 20902 www.montgomeryplanning.org 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.) 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

# **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 Plann	ing 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
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