

**TREGONING PROPERTY, SITE PLAN NO. 820240080, FOREST
CONSERVATION PLAN NO. F20240420
REGULATORY EXTENSION REQUEST NO. 1**

Description

Request to extend the review period from August 1, 2024 to October 1, 2024; Application to create forty-four (44) single-family dwelling units, composed of thirty-eight (38) single-family detached dwelling units and six (6) townhouse dwelling units, including 12.5% MPDUs.

Completed:
July 15, 2024

MCPB
Item No. 3
July 25, 2024

2425 Reedie Drive
Floor 14
Wheaton, MD 20902

Planning Staff

JS

Jeffrey Server, Planner III, Upcounty Planning, Jeffrey.Server@montgomeryplanning.org, 301-495-4513

Sandra Pereira, Supervisor, Upcounty Planning, Sandra.Pereira@montgomeryplanning.org, 301-495-2186

PB

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

LOCATION/ADDRESS

On Kings Valley Road, West of Preakness Drive

MASTER PLAN

1994 Clarksburg Master Plan & Hyattstown Special Study Area

ZONE

RE-1 Zone

PROPERTY SIZE

37.85 acres (17.81 acres for development, 20.04 acres to remain undeveloped)

APPLICANT

ESC Tregoning (Elm Street Development)

ACCEPTANCE DATE

April 3, 2024

REVIEW BASIS

Chapters 50, 59, and 22A

Summary:

- Section 59.7.3.4.C of the Zoning Ordinance provides a 120-day review period for Site Plans. The Planning Board may, however, extend this period.
- The Site Plan Amendment was accepted on April 3, 2024, establishing a Planning Board approval date no later than August 1, 2024.
- The Applicant is requesting that the review period for the Site Plan Amendment be extended by two months from August 1, 2024 to October 1, 2024.
- This extension will allow for a Preliminary Plan Amendment to be processed concurrently with the Site Plan application as well as provide the Applicant time to obtain the necessary agency approval letters after having submitted final drawings with the revised alley configuration.
- 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: Applicant's Extension Request



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

2425 Reedie Drive
 Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: January 29, 2021

Phone 301.495.4550

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REGULATORY REVIEW EXTENSION REQUEST

Request #1

Request #2

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Tregoning

Plan No. 820240080

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: 08/01/2024

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.)

Kate Kubit

ESC Tregoning

Name

Affiliation/Organization

1355 Beverly Road, Suite 240

Street Address

McLean

VA

22101

City

State

Zip Code

(703) 734-9730

kkubit@elmstreetdev.com

Telephone Number

Fax Number

E-mail

We are requesting an extension for 2 months until 10/01/2024

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

Additional time is needed to coordiante with staff and the governement agencies to obtain final plan approvals and to make sure that the amended preliminary plan is processed concurrently with the site plan.

Signature of Person Requesting the Extension

Kate Kubit
 Signature

7-10-2024
 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 _____.