

COLESVILLE GARDENS

ADMINISTRATIVE SUBDIVISION NO. 620230160

EXTENSION REQUEST NO. 3

Description

Request to extend the regulatory review period for the Administrative Subdivision Plan for 4 months, from October 6, 2024 to February 6, 2025. Staff recommends approval of the extension request.

No. 620230160
Completed: 9-19-2024

MCPB
Item No. 3
9-26-2024

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

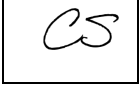
Planning Staff



Parker Smith, Planner II, Midcounty Planning, Parker.Smith@montgomeryplanning.org, 301-495-1327



Matthew Folden, Supervisor, Midcounty Planning, Matthew.Folden@montgomeryplanning.org, 301-495-4539



Carrie Sanders, Chief, Midcounty Planning, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

LOCATION

On the east corner of the intersection of Octagon Lane and Anderson Street

MASTER PLAN

1997 White Oak Master Plan

ZONE

R-90

PROPERTY SIZE

0.63 acres

APPLICANT

SJBS Properties LLC

ACCEPTANCE DATE

February 7, 2024

REVIEW BASIS

Chapter 50



Summary

- Section 50.6.3.B.4 of the Subdivision Regulations states that the Director must take action on an administrative subdivision plan or schedule a public hearing within 90 days after the date an application is accepted. The Director may postpone the public hearing once, by up to 30 days, without Board approval.
- The Application was accepted on February 7, 2024 with an original 90-day regulatory review period expiration of May 7, 2024.
- The Applicant received administrative approval on May 1, 2024 of a one-month extension of the regulatory review period to June 6, 2024. The Applicant received a second extension to extend the review period from June 6, 2024 to October 6, 2024.
- The Applicant is requesting a four-month extension of the regulatory review period, which requires Planning Board approval. The regulatory extension, from October 6, 2024 to February 6, 2025, is required to adequately address comments from Planning Staff and sort out disagreement on road section to access lots.
- Staff supports the Applicant's request to extend the review period with an expiration of February 6, 2025.

ATTACHMENT

Attachment A: Applicant's extension request and justification

ATTACHMENT A



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

Effective: January 29, 2021

2425 Reedie Drive
Wheaton, Maryland 20902

www.montgomeryplanning.org

Phone 301.495.4550
Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

Request #1

Request #2

M-NCPPC Staff Use Only

File Number Date Received	_____ _____	MCPB Hearing Date	_____
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Plan Name: _____ **Plan No.** _____

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> 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 Michael Tran

_____ 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 _____.