

ADMINISTRATIVE SUBDIVISION PLAN NO. 620240170

FINAL FOREST CONSERVATION PLAN NO. F20240550

REGULATORY EXTENSION REQUEST NO. 2

Description

Request to extend the review period from September 27, 2024, to December 27, 2024; Application to create two (2) lots for two (2) single-family detached dwelling units.

Completed:
September 13, 2024

MCPB
Item No.
September 26, 2024

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

Planning Staff

<i>JS</i>	Jeffrey Server, Planner III, Upcounty Planning, Jeffrey.Server@montgomeryplanning.org , 301-495-4513
<i>SP</i>	Sandra Pereira, Supervisor, Upcounty Planning, Sandra.Pereira@montgomeryplanning.org , 301-495-2186
<i>PB</i>	Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org , 301-495-4561

LOCATION/ADDRESS

Southeast quadrant of the intersection of Pinetree Road and Willow Lane

MASTER PLAN

2005 Olney Master Plan

ZONE

RE-1 Zone

PROPERTY SIZE

2.0 acres

APPLICANT

Next Generation Investments

ACCEPTANCE DATE

May 29, 2024

REVIEW BASIS

Chapters 50, 59, and 22A

Summary:

- Section 50.4.1.E of the Subdivision Regulations provides a 90-day review period for Administrative Subdivision Plans. However, the Planning Board may extend this period.
- The Administrative Subdivision Plan Application was accepted on May 29, 2024, establishing a Planning Board approval date no later than August 27, 2024. The Director approved the first extension of the review period until September 27, 2024.
- The Applicant is requesting that the review period for the Administrative Subdivision Plan be extended three months from September 27, 2024, to December 27, 2024.
- This extension will allow the Applicant time to obtain the necessary agency approval letters after having recently submitted revised drawings.
- 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



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

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

Plan Name: Sycamore Acres **Plan No.** 620240170

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: 09/27/2024

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.)

David McKee	Benning & Associates, Inc.	
<i>Name</i>	<i>Affiliation/Organization</i>	
8933 Shady Grove Court		
<i>Street Address</i>		
Gaithersburg	MD	20877
<i>City</i>	<i>State</i>	<i>Zip Code</i>
(301) 948-0240	dmckee@benninglandplan.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 3 months until 12/27/2024

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

Plans and other documents have been updated to address all comments received from reviewing agencies. A 30-day extension was previously granted in August while the Planning Board was in recess. We are requesting a second extension to allow review agencies including MCDOT and MCDPS additional time to review the latest plans and issue approval letters.

Signature of Person Requesting the Extension

David McKee

Signature

09/06/2024

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 _____.