Montgomery Planning

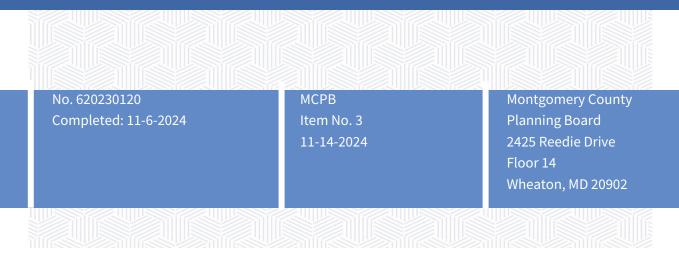
LT AT CLOPPERS,

ADMINISTRATIVE SUBDIVISION NO. 620230120

REGULATORY EXTENSION REQUEST NO. 3



Request to extend the regulatory review period for Preliminary Plan Amendment No. 620230120 for five (5) months, from November 8, 2024 to April 8, 2025. Staff recommends approval of the extension request.



Montgomeryplanning.org

Planning Staff



Troy Leftwich, Planner III, Midcounty Planning, <u>Troy.Leftwich@montgomeryplanning.org</u>, 301-495-4553 Matthew Folden, Supervisor, Midcounty Planning, <u>Matthew.Folden@montgomeryplanning.org</u>, 301-495-4539 Carrie Sanders, Chief, Midcounty Planning, <u>Carrie.Sanders@montgomeryplanning.org</u>, 301-495-4653

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



- 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 30day extension by the Planning Director, establishing a new Planning Board date no later than June 6, 2024. The Applicant was granted an additional 5month extension from June 7, 2024 to November 7, 2024, establishing a new Planning Board date no later than November 7, 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 November 8, 2024 to April 8, 2025, is required to adequately address comments from Planning Staff and other agencies.
- The Application for the extension request was received on October 28, 2024 before the application expired.
- Staff recommends APPROVAL of the extension request.

Attachment: A. Applicant's Request

1

ATTACHMENT A

			Page 1 of 2
	nty Planning Depar		F <i>K K</i> k k k k k k k k k k
Maryland-National	Capital Park and Pla	anning Commission	Effective: January 29, 2021
2425 Reedie Drive		Phone 301.495.4550	
Wheaton, Maryland 20902			Fax 301.495.1306
REGULATORY REVIE	W EXTENSION F	REQUEST	
		Request #1	✓ Request #3
	M-NCPP0	C Staff Use Only	
File Number			
Date Received		MCPB Hearing Date	
I			
Plan Name: _LT at Cloppers		Plar	No. <u>#620230120</u>
This is a request for extension of:	Project PlanPreliminary P	=	ch Plan Plan
The Plan is tentatively scheduled for	or a Planning Board publ	ic hearing on: <u>11/7/202</u> 4	<u> </u>
The Planning Director may postpo beyond 30 days require approval f			anning Board approval. Extensions
Person requesting the extension		`	
		.)	
Michele McDaniel Rosenfeld, Esq.		The Law Office of Mich	ele Rosenfeld LLC
<i>Name</i> 1 Research Ct. Suite 3=450		Affiliation/Organization	
Street Address			
Rockville		MD	20850
City		State	Zip Code
(301) 204-0913		@marylandpropertylaw.com	
Telephone Number Fax Nur	mber E-mail		
We are requesting an extension fo	r 5 months u	ntil <u>04/03/2024</u>	
Describe the nature of the extension	on request Provide a se	parate sheet if necessary	1

The applicant has continued to work through various complicating issues in this three-lot subdivision (one platting a deeded lot and two new lots). While many issues have been resolved, others have not. The plan required review by the City of Gaithersburg, and despite repeated follow up inquiries, the applicant only received City comments within the last several weeks, some of which require substantive revision to the plans related to road frontage.

Additionally, the applicant has been working with staff to address forest conservation requirements. The applicant proposed to preserve on-site forest. Staff instead has requested mitigation through an in-lieu fee payment, at an estimated additional cost of \$40,000 per vacant lot. The applicant is reviewing alternative mitigation options and will continue to work with staff to satisfy forest conservation standards.

We request an extension through April 5, 2024 recognizing, in part, that things tend to progress more slowly through the upcoming holiday season, and to avoid the need for any further extension requests.

Signature of Person Requesting the Extension

Michele McDaniel Rosenfeld

10/28/2024 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