

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.

No. 620230120
Completed: 11-6-2024

MCPB
Item No. 3
11-14-2024

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

Planning Staff



Troy Leftwich, Planner III, Midcounty Planning, Troy.Leftwich@montgomeryplanning.org, 301-495-4553

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/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

Summary

- 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 30-day extension by the Planning Director, establishing a new Planning Board date no later than June 6, 2024. The Applicant was granted an additional 5-month 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

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 #3

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

Plan Name: LT at Cloppers

Plan No. #620230120

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: 11/7/2024

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.)

Michele McDaniel Rosenfeld, Esq.	The Law Office of Michele Rosenfeld LLC	
<i>Name</i>	<i>Affiliation/Organization</i>	
<hr/>		
1 Research Ct. Suite 3=450		
<i>Street Address</i>		
Rockville	MD	20850
<i>City</i>	<i>State</i>	<i>Zip Code</i>
(301) 204-0913	michele@marylandpropertylaw.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 5 months until 04/03/2024

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

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

Signature

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 _____.