

**CLARKSBURG CHASE, PRELIMINARY PLAN NO. 120240040, SITE
PLAN NO. 820240050, AND PRELIMINARY/FINAL FOREST
CONSERVATION PLAN NO. F20240180
REGULATORY EXTENSION REQUEST NO. 5**

Description

Request to extend the regulatory review period from November 21, 2024 to January 9, 2025. An application for the construction of 101 dwelling units (49 single-family units and 52 townhouses).

Staff recommends approval of the extension request until January 9, 2025.

No. 120240040, 820240050,
F20240180
Completed: 11-08-2024

MCPB
Item No. 3
11-21-2024

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

Planning Staff



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

LOCATION/ADDRESS

22600 Clarksburg Road, Northwest quadrant of the intersection of Gosnell Farm Drive and Clarksburg Road.

MASTER PLAN

1994 Clarksburg Master Plan & Hyattstown Special Study Area

2014 Ten Mile Creek Area Limited Amendment

ZONE

Rural Neighborhood Cluster (RNC) and Clarksburg West Environmental Overlay

PROPERTY SIZE

136.18 acres

APPLICANT

John King & Anita Kowalski/US Home, LLC

ACCEPTANCE DATE

November 15, 2023

REVIEW BASIS

Ch. 50, 59 and 22A

Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. Section 59.7.3.4.C provides a 120-day review period for Site Plan hearings. However, the Planning Board may extend this period.
- The Application was accepted on November 15, 2023, which established a Planning Board date no later than March 14, 2024.
- On March 14, 2024, the Planning Board granted the Applicant a 3-month extension until June 6, 2024.
- On June 6, 2024, the Planning Board granted the Applicant an extension until July 25, 2024.
- On July 25, 2024, the Planning Board granted the Applicant an extension until October 10, 2024.
- On October 10, the Planning Board granted the Applicant an extension until November 21, 2024.
- The Applicant is requesting to extend the review period until January 9, 2025.
- This extension will allow the Applicant time to resolve transportation and access issues necessary to obtain approval from MCDOT.
- 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 A: Applicant's request



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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request # 5

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

Plan Name: Clarksburg Chase **Plan No.** 120240040 / 820240050

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: 10/18/2024 11/21/24

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)


Robert R. Harris	Lerch Early & Brewer
<i>Name</i>	<i>Affiliation/Organization</i>
7600 Wisconsin Avenue, Suite 700	
<i>Street Address</i>	
Bethesda	MD
<i>City</i>	<i>State</i>
(301) 841-3826	<input checked="" type="checkbox"/> 20814
<i>Telephone Number</i>	<i>Zip Code</i>
	rrharris@lerchearly.com
<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for _____ months until 01/09/2025

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

Requirement to obtain approval of offsite improvements.

Signature of Person Requesting the Extension


 Signature

11/07/2024
 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 _____.