

**ADDITION TO GLEN HILLS SECTION 3
PRELIMINARY PLAN NO. 120240150 AND
PRELIMINARY/FINAL FOREST CONSERVATION PLAN NO. F20240220
REGULATORY REVIEW EXTENSION REQUEST NO. 3**

Description

Request to extend the regulatory review period to March 27, 2025: Application to create four lots for three (3) new and one (1) existing single-family detached units.

No. 120240150 and F20240220
Completed: 1/30/2025

MCPB
2/13/2025

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

MC

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SP

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PB

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LOCATION

12631 Circle Drive, Rockville, MD 20850

MASTER PLAN

2002 Potomac Subregion

ZONE

RE-1

PROPERTY SIZE

3.79 Acres

APPLICANT

Norton Land Design, LLC

ACCEPTANCE DATE

June 26, 2024

REVIEW BASIS

Chapters 50, 59, 22A



Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. However, the Planning Board may extend this period.
- Application for Preliminary Plan No. 120240150 was accepted on June 26, 2024, which established a Planning Board date no later than October 24, 2024.
- On October 24, 2024, the Planning Director granted a 30-day extension until November 21, 2024.
- On November 21, 2024, the Planning Board approved a 90-day extension until February 13, 2025.
- The Applicant now requests an extension of the review period until March 27, 2025.
- The extension will allow the Applicant additional time to address transportation concerns, secure approval from MCDOT, and complete the HPA review process with WSSC.
- Staff recommends APPROVAL of the extension request.

Attachment A: Applicant’s Extension Request form

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 _____.