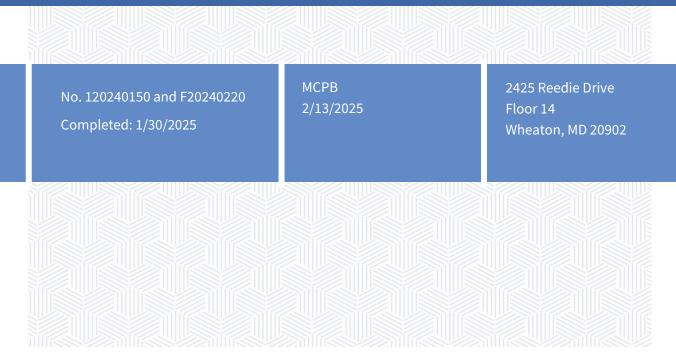
Montgomery Planning

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



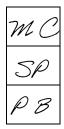
Description

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.



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Addition to Glen Hills Section 3, Preliminary Plan No. 120240150 and Preliminary/Final Forest Conservation Plan No. F20240220



Mariah Clayborne, Planner II, Upcounty Planning, Mariah.clayborne@montgomeryplanning.org, 301-495-4535

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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

Montgomory Cou	unty Planning Depa	rtmont		Page 1 of 2
	Capital Park and Pl		sion	Effective: January 29, 2021
2425 Reedie Drive Wheaton, Maryland 20902	www.montgomeryplanning.org			Phone 301.495.4550 Fax 301.495.1306
REGULATORY REVIE	W EXTENSION	REQUEST		
		Request :	#1 🛛 Reque	st #2
File Number	M-NCPP	C Staff Use Only		
Date Received		MCPB Hearing Date		
Plan Name:			Plan No	
This is a request for extension of:	Project PlanPreliminary I		Sketch Plan Site Plan	
The Plan is tentatively scheduled	for a Planning Board pu	blic hearing on:		
The Planning Director may postpo beyond 30 days require approval			nout Planning Board	d approval. Extensions
Person requesting the extension		ə.)		
Name		Affiliation/Organization		
Street Address				
City			State	Zip Code
Telephone Number Fax Nu	ımber E-mail			
We are requesting an extension f	or 1.5 months (until		
Describe the nature of the extens	ion request Provide a s	eparate sheet if ne	cessary	
			ocoury.	
Signature of Person Requesting	g the Extension			

NOAL

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