

**RICKMAN PROPERTY, PRELIMINARY PLAN NO. 120250060,
REGULATORY EXTENSION REQUEST NO. 1**




Request to extend the review period from February 27, 2025 to April 27, 2025; Application to create one (1) lot for up to 40,451 square feet of light industrial uses, composed of 17,765 square feet of warehouse use, 14,400 square feet of office use, 5,000 square feet of lighting manufacturing use, and 3,286 feet of retail use on approximately 6.23 acres.

COMPLETED: 2/7/2025

PLANNING BOARD HEARING DATE: 2/27/2025

MCPB ITEM NO. XX

Planning Staff

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LOCATION/ADDRESS

18849 Woodfield Road, Gaithersburg, MD 20879

MASTER PLAN

2004 Upper Rock Creek Area Master Plan

ZONE

IL-1.0, H-50 & Upper Rock Creek Overlay Zone

PROPERTY SIZE

6.23 acres

APPLICANT

Potomac Valley Brick & Supply

ACCEPTANCE DATE

October 30, 2024

REVIEW BASIS

Chapters 22A, 50, & 59

Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. The Planning Board may, however, extend this period.
- The Application was accepted on October 30, 2024, which established a Planning Board date no later than February 27, 2025.
- The Applicant is requesting an additional two-month extension of the review period to April 27, 2025.
- This extension will allow the Applicant time to finalize the site layout and address outstanding Preliminary Plan DRC comments.
- 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

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant one extension 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 _____ (this date must be a schedule Planning Board hearing date).

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 of the Planning Board public hearing date from _____ until _____ (this date must be a scheduled Planning Board public hearing date).