

Montgomery Planning

**MHP AMHERST  
PRELIMINARY PLAN NO. 120250010,  
SITE PLAN NO. 820250010 &  
FOREST CONSERVATION PLAN NO. F20250080  
REGULATORY EXTENSION REQUEST NO. 1**

**Description**

Request to extend the review period, from February 27, 2025 to May 15, 2025; Application to create a mixed-income, affordable, residential development containing 272 multifamily dwelling units, 39 townhomes, structured parking, a 42,000 square foot County Arts & Cultural Center, and up to 20,000 square feet of commercial space.

COMPLETED: 2/19/2025

PLANNING BOARD HEARING DATE: 2/27/2025

MCPB ITEM NO. 3

Montgomery County Planning Board  
2425 Reedie Drive, Floor 14, Wheaton, MD 20902  
[Montgomeryplanning.org](http://Montgomeryplanning.org)

## Planning Staff



Troy Leftwich, Planner III, Midcounty Planning, [Troy.Leftwich@montgomeryplanning.org](mailto:Troy.Leftwich@montgomeryplanning.org), 301-495-4553

Erin Fowler, Planner II, Midcounty Planning, [Erin.Fowler@montgomeryplanning.org](mailto:Erin.Fowler@montgomeryplanning.org), 301-495-1334

Matthew Folden, Supervisor, Midcounty Planning, [Matthew.Folden@montgomeryplanning.org](mailto:Matthew.Folden@montgomeryplanning.org), 301-495-4539

Carrie Sanders, Chief, Midcounty Planning, [Carrie.Sanders@montgomeryplanning.org](mailto:Carrie.Sanders@montgomeryplanning.org), 301-495-4653

### LOCATION/ADDRESS

Wheaton Downtown, north of Blueridge Avenue, between Georgia Avenue and Elkin Street

### MASTER PLAN

2012 Wheaton CBD and Vicinity Sector Plan

### ZONE

CR-2.0, C-1.5, R-1.5, H-75

### PROPERTY SIZE

6.14 acres

### APPLICANT

Montgomery Housing Partnership (MHP)

### ACCEPTANCE DATE

October 30, 2024

### REVIEW BASIS

Chapters 22A, 50, & 59

## Summary

- Section 50.4.1.E of the Zoning Ordinance provides a 120-day review period for Preliminary Plan hearings, and section 59.7.3.4.C provides a 120-day review period for Site 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 a three-month extension of the review period to May 15, 2025.
- This extension will allow the Applicant time to address design comments and work out issues related to affordable housing and incorporating the townhome portion of the project into a single Site Plan.
- 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.

### Attachments

*Attachment A: Applicant's extension request*

# ATTACHMENT A



**Montgomery County Planning Department**  
Maryland-National Capital Park and Planning Commission

Effective: December 4, 2024

2425 Reedie Drive  
Wheaton, Maryland 20902

www.montgomeryplanning.org

Phone 301.495.4550  
Fax 301.495.1306

## REGULATORY REVIEW EXTENSION REQUEST

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

**Plan Name:** MHP Amherst **Plan No.** 120250010 and 820250010

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 (this date is the last scheduled Planning Board hearing date within the review period): 02/27/2025  
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.)


Patricia A. Harris		Lerch, Early & Brewer, Chtd.	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Ave., Suite 700			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 841-3832		paharris@lercheearly.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 3  days/  months until 05/15/2025 (this date must be a scheduled Planning Board hearing date).

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

Addressing Staff's comments on design and working out issues related to affordable housing and incorporating townhouse portion of project into single Site Plan.

**Signature of Person Requesting the Extension**

  
\_\_\_\_\_  
*Signature*

02/12/2025  
\_\_\_\_\_  
*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 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).