

Montgomery Planning  
FRALEY FARM (EAST)  
PRELIMINARY PLAN NO. 120240080  
REGULATORY REVIEW EXTENSION REQUEST NO. 3

**Description**

Request to extend the regulatory review period until January 8, 2026: Application to subdivide the property to create 11 single-family lots and associated HOA parcels.

No. 120240080

Completed: 2-28-2025

MCPB

3-20-2025

2425 Reedie Drive

Floor 14

Wheaton, MD 20902



Phillip Estes, AICP, Planner III, Upcounty, [Phillip.Estes@montgomeryplanning.org](mailto:Phillip.Estes@montgomeryplanning.org), 301-495-2176



Sandra Pereira, Supervisor, Upcounty, [Sandra.Pereira@montgomeryplanning.org](mailto:Sandra.Pereira@montgomeryplanning.org), 301-495-2186



Patrick Butler, Chief, Upcounty Planning, [Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org), 301-495-4561



## Summary

### LOCATION

East Quadrant, intersection of Griffith Farm Road and Hayloft Drive

### MASTER PLAN

2004 Upper Rock Creek Master Plan

### ZONE

Residential Estate 2 (RE-2)

### PROPERTY SIZE

46 acres

### APPLICANT

Pulte Homes Corporation

### ACCEPTANCE DATE

February 7, 2024

### REVIEW BASIS

Chapters 22A, 50

- Section 50.4.1.E of the Subdivision Ordinance generally states that Preliminary Plan applications must be scheduled for a public hearing within 120 days after the acceptance date.
- Preliminary Plan No. 120240080 was accepted on February 7, 2024, which established a Planning Board date no later than June 6, 2024.
- On May 30, 2024, the Planning Board granted a time extension until October 3, 2024.
- On October 3, 2024, the Planning Board granted a time extension until April 3, 2025.
- The Applicant requests an eight-month extension, which will establish a Planning Board date no later than January 8, 2026. This will allow the Applicant additional time to perform septic percolation tests, which can only occur at certain times of the year and will inform revisions to the site layout. Subsequently, the Applicant will need to obtain agency approval letters, including an approved stormwater management concept plan.
- Staff recommends APPROVAL of the extension request.

Attachment A: Time Extension Request form



2425 Reedie Drive  
 Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: December 4, 2024

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:** \_\_\_\_\_ **Plan No.** \_\_\_\_\_

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): \_\_\_\_\_  
 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.)

\_\_\_\_\_  
*Name* *Affiliation/Organization*

\_\_\_\_\_  
*Street Address*


\_\_\_\_\_  
*City* *State* *Zip Code*

\_\_\_\_\_  
*Telephone Number*      *Fax Number*      *E-mail*

We are requesting an extension for \_\_\_\_\_ days/ months until \_\_\_\_\_ (this date must be a scheduled Planning Board hearing date).

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

**Signature of Person Requesting the Extension**

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

\_\_\_\_\_  
*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 scheduled 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).