

FRIENDSHIP PARCEL 210 (RIDGEWELLS CATERING)

PRELIMINARY PLAN NO. 120250110

REGULATORY EXTENSION REQUEST NO. 2




Request to extend the review period, from July 3, 2025 to September 4, 2025; Application to create a single lot from an existing unrecorded parcel for up to 18,805 square feet of Artisan Manufacturing and Production uses.

COMPLETED: 6/16/2025

PLANNING BOARD HEARING DATE: 6/26/2025

MCPB ITEM NO. Preliminary Matters

Planning Staff

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LOCATION/ADDRESS

5525 Dorsey Lane, 300 feet north of the intersection of Dorsey Lane and River Road

MASTER PLAN

2016 *Westbard Sector Plan*

ZONE

Current zone IM-1.5, H-45

I-1 Zone Development Standards of the Prior 2004 Zoning Code

PROPERTY SIZE

Approximately 0.40 acres

APPLICANT

Morado Properties LLC

ACCEPTANCE DATE

February 5, 2025

REVIEW BASIS

Chapter 50 & 2004 Zoning Ordinance

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 February 5, 2025, which established a Planning Board date no later than June 5, 2025. The Applicant was granted a 30-day extension by the Planning Director, establishing a new Planning Board date not later than July 3, 2025.
- The Applicant is requesting an additional two-month extension of the review period to September 4, 2025.
- This extension will allow the Applicant time to address review comments relevant to Property access.
- 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.

Friendship Parcel 210 (Ridgewells Catering)
Preliminary Plan No. 120250110

Attachment:

A. Applicant's Request