

**WHEATON GATEWAY  
PRELIMINARY PLAN NO. 120240120,  
SITE PLAN NO. 820240150 &  
FOREST CONSERVATION PLAN NO. F20240810  
REGULATORY EXTENSION REQUEST NO. 1**

**Description**

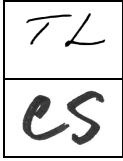
Request to extend the review period, from June 19, 2025 to October 23, 2025; Application to create a mixed-use and affordable development containing up to 800 multifamily dwelling units over two (2) phases, underground parking, up to 55,000 square feet of non-residential use, and up to 897,222 square feet of residential for total of 952,222 square feet.

COMPLETED: 6/17/2025

PLANNING BOARD HEARING DATE: 6/26/2025

MCPB ITEM NO. 3

## Planning Staff



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

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

### LOCATION/ADDRESS

Northwest quadrant, intersection of Veirs Mill Road and University BLVD West

### MASTER PLAN

2012 *Wheaton CBD and Vicinity Sector Plan*

### ZONE

Zoned CR 5.0, C-4.5, R-4.5, H-130; CR 3.0, C-2.5, R-2.5, H-100; CRN 1.5, C-.25, R-1.5, H-45; R-60

### PROPERTY SIZE

5.16 acres

### APPLICANT

HOC at 11250 Veirs Mill Road, LLC

### ACCEPTANCE DATE

February 19, 2025

### 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 February 19, 2025, which established a Planning Board date no later than June 19, 2025.
- The Applicant is requesting a four-month extension of the review period to October 23, 2025.
- This extension will allow the Applicant time to address design comments and work out issues related to transportation and site design elements of the project.
- 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*

Wheaton Gateway Preliminary Plan No. 120240120,  
Site Plan No. 820240150, &  
Forest Conservation Plan No. F20240810

# ATTACHMENT A

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## 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:** Wheaton Gateway **Plan No.** 820240150, 120240120, F20240810

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input checked="" type="checkbox"/> Preliminary Plan	<input checked="" type="checkbox"/> 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): 6/19/2025

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.)

Chelsea J. Andrews		HOC at 11250 Veirs Mill Road, LLC	
<i>Name</i>		<i>Affiliation/Organization</i>	
10400 Detrick Avenue			
<i>Street Address</i>			
Kensington	MD	20895	
<i>City</i>	<i>State</i>	<i>Zip Code</i>	
(240) 627-9400	chelsea.andrews@hocmc.org		
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 4 ☐ days/ ☒ months until 10/23/2025 (this date must be a scheduled Planning Board hearing date).

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

The project design team hereby requests additional time to address staff comments to the recent Wheaton Gateway Preliminary, Site & Forest Conservation Plan resubmission.

#### Signature of Person Requesting the Extension

*Chelsea J. Andrews*

Signature

Chelsea J. Andrews, President/Executive Director, of the Housing Opportunities Commission of Montgomery County, the sole member of HOC at Wheaton Gateway, LLC, the manager of Wheaton Gateway, LLC, the manager of Wheaton Venture, LLC, the sole member of HOC at 11250 Veirs Mill Road, LLC

06 / 09 / 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 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).