

COLLEGE VIEW CAMPUS, PRELIMINARY PLAN NO. 12020017A

REGULATORY EXTENSION REQUEST NO. 2

Description

Request to extend review period, from August 9, 2025 to October 9, 2025; Request to reinstate Preliminary Plan No. 120200170, which was approved for three lots for up to 142 multi-family units, including 25 percent MPDUs, and up to 47,887 square feet commercial use, and extend the Adequate Public Facilities (APF) validity period by 7 additional years.

COMPLETED: 7/18/2025

PLANNING BOARD HEARING DATE: 7/31/2025

MCPB ITEM NO. 3

Planning Staff

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<i>PB</i>	Patrick Butler, Chief, Upcounty Planning, patrick.butler@montgomeryplanning.org , 301.495.4561

LOCATION/ADDRESS

East side of Frederick Road (MD 355), approx.
500 feet north of Cider Press Place

MASTER PLAN

2009 Germantown Employment Area Sector Plan

ZONE

CRT-0.75, C-0.25, R-0.50, H-40 Zone &
R-60/TDR-12 Zone

PROPERTY SIZE

4.98 acres

APPLICANT

BRL Holdings, LLC

ACCEPTANCE DATE

March 12, 2025

REVIEW BASIS

Chapters 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 March 12, 2025, which established a Planning Board date no later than July 10, 2025. The Applicant was granted a 30-day extension by the Planning Director, establishing a new Planning Board date not later than August 9, 2025.
- The Applicant is requesting an additional 2-month extension of the review period to October 9, 2025.
- This extension will allow the Applicant time to address Staff comments and to account for the Planning Board's August recess.
- 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



Phone 301.495.4550
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M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan No. 12020017A

- ☐ Sketch Plan
- ☐ Site Plan

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This request is being made to extend the review timing to account for the August recess of the Planning Board while addressing Staff comments to extend approved plan validity.

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).