

TEMPLE ROW  
ADMINISTRATIVE SUBDIVISION NO. 620250010  
FOREST CONSERVATION PLAN NO. F20250560  
EXTENSION REQUEST NO. 2

Description

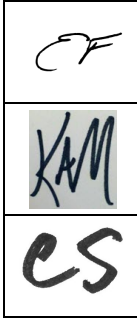
Request to extend the regulatory review period for the Administrative Subdivision and Forest Conservation Plan for 77 days, from August 14, 2025, to October 30, 2025. Staff recommends approval of the extension request.

Nos. 620250010 & F20250560  
Completed: 7-22-2025

MCPB  
Item No. 3  
7-24-2025

Montgomery County  
Planning Board  
2425 Reddie Drive  
Floor 14  
Wheaton, MD 20902

[Montgomeryplanning.org](http://Montgomeryplanning.org)



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**LOCATION:**

On the northwest quadrant of the Kent Street & Stoneybrook Drive intersection, Kensington, MD

**MASTER PLAN:**

1989 *Master Plan for the Communities of Kensington-Wheaton*

**ZONE:**

R-90

**PROPERTY SIZE:**

0.84 acres

**APPLICANT:**

Hometown Collection LLC

**ACCEPTANCE DATE:**

April 16, 2025

**REVIEW BASIS:**

Chapters 22A, 50, & 59



**Summary**

- Section 50.6.3.B.4. of the Subdivision Regulations states that the Director must take action on an administrative subdivision plan or schedule a public hearing within 90 days after the date an application is accepted.
- The Application was accepted on April 16, 2025, with a 90-day regulatory review period expiration of July 15, 2025.
- On June 17, 2025, the Planning Director approved a one-month extension of the regulatory review period until August 14, 2025, to address DRC comments.
- The Applicant now requests an extension of the regulatory review period until October 30, 2025, to address remaining DRC comments.
- Staff supports the Applicant's request to extend the review period to October 30, 2025.

**ATTACHMENT**

*Attachment A: Applicant's extension request*

# 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

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### 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

Tim Troxler  
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).