

Montgomery Planning
CREEKSIDE AT CABIN BRANCH
PRELIMINARY PLAN AMENDMENT NO 12020005B
REGULATORY REVIEW EXTENSION REQUEST NO. 1

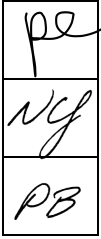
Description

Request to extend the regulatory review period until October 9, 2025: Application to amend Condition No. 26 related to release of building permits and delete revised Condition No. 11 related to Utilization Premium Payments for a 326 lot subdivision.

No. 12020005B
Completed: 7-18-2025

MCPB
7-31-2025

2425 Reedie Drive
Floor 14
Wheaton, MD 20902



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Nkosi Yearwood, Supervisor, Upcounty, Nkosi.Yearwood@montgomeryplanning.org, 301-495-2186

Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, 301-495-4561



Summary

LOCATION

Northwest quadrant of the intersection with MD-121 Clarksburg Rd. and West Old Baltimore Rd.

MASTER PLAN

1994 *Clarksburg Master Plan*

ZONE

RCN

PROPERTY SIZE

400 acres

APPLICANT

Pulte Home Company, LLC

ACCEPTANCE DATE

April 21, 2025

REVIEW BASIS

Chapters 22A, 50

- Section 50.4.1.E of the Subdivision Regulations generally states that a Preliminary Plan application must be scheduled for a public hearing within 120 days after the acceptance date.
- Preliminary Plan Amendment No. 12020005B was accepted on April 21, 2025, which established a Planning Board date no later than August 14, 2025.
- The Applicant requests a two-month extension, which will establish a Planning Board date no later than October 9, 2025. This will allow the Applicant additional time to work through MCDOT comments related to the design, review, and installation of a new traffic signal.
- Staff recommends APPROVAL of the extension request.

Attachment A: Time Extension Request form



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

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Effective: December 4, 2024

Phone 301.495.4550
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REGULATORY REVIEW EXTENSION REQUEST

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

Plan Name: Creekside at Cabin Branch **Plan No.** 12020005B

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input checked="" type="checkbox"/> Preliminary Plan	<input 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): 08/14/2025

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.)

Randall Rentfro, PE		Rodgers Consulting	
<i>Name</i>		<i>Affiliation/Organization</i>	
19847 Century Blvd, Suite 200			
<i>Street Address</i>			
Germantown	MD	<input checked="" type="checkbox"/> 20874	
<i>City</i>	<i>State</i>	<i>Zip Code</i>	
(240) 912-2132	rrentfro@rodgers.com		
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 30 ☒ days/ ☐ months until 09/11/2025 (this date must be a scheduled Planning Board hearing date).

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

Extension request is being made in concert with MNCPPC Staff as we coordinate the appropriate modification the conditions of approval. That and there is no Planning Board date on 8/14/2025 as the Board is in recess.

Signature of Person Requesting the Extension

Signature

07/11/2025

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).