

COLLEGE VIEW CAMPUS, PRELIMINARY PLAN NO. 12020017A

REGULATORY EXTENSION REQUEST NO. 3

Description

Request to extend review period, from October 12, 2025 to January 12, 2026; 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 2-1/2 additional years.

COMPLETED: 9/26/2025

PLANNING BOARD HEARING DATE: 10/9/2025

MCPB ITEM NO. X

Planning Staff

<i>JS</i>	Jeffrey M. Server, Planner III, jeffrey.server@montgomeryplanning.org , 301.495.4513
<i>NY</i>	Nkosi Yearwood, Supervisor, Upcounty Planning, nkosi.yearwood@montgomeryplanning.org , 301.495.1332
<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 Planning Board date not later than August 9, 2025.
- The Applicant was granted a second extension for 2-months by the Planning Board, establishing a new Planning Board date no later than October 9, 2025.
- The Applicant is requesting an additional 3-month extension of the review period to January 12, 2026.
- This extension will allow the Applicant time to retain land use counsel while addressing Staff comments.
- 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



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

Page 1 of 2

2425 Reedie Drive
Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: December 4, 2024

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: College View Campus **Plan No.** 12020017A

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): 10/09/2025

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.)

Michael J. Birkland, P.E.		Bohler Engineering	
<i>Name</i>		<i>Affiliation/Organization</i>	
9711 Washingtonian Boulevard, Suite 400			
<i>Street Address</i>			
Gaithersburg		MD	20878
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 809-4500		mbirkland@bohlereng.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 3 ☐ days/ ☒ months until 01/8/2026 (this date must be a scheduled Planning Board hearing date).

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

This request is being made to extend the review timing to account for the retention of land use counsel while addressing Staff comments to extend approved plan validity.

Signature of Person Requesting the Extension

Signature

09/25/2026

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).