

PRIMROSE AT 16650 GEORGIA AVENUE, PRELIMINARY PLAN

NO. 120250090, REGULATORY EXTENSION REQUEST NO. 4

Description



Request to extend the regulatory review period from October 2, 2025 until November 20, 2025. An application to create one lot for an existing antique shop and a new Day Care Center (Over 30 Person), a conditional use application being processed concurrently.

COMPLETED: 9/22/2025

PLANNING BOARD HEARING DATE: 10/2/2025

MCPB ITEM NO. 3

Planning Staff

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	Nkosi Yearwood, Supervisor, Upcounty Planning, Nkosi.Yearwood@montgomeryplanning.org , 301-495-1332
	Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org , 301-495-4561

LOCATION/ADDRESS

16650 Georgia Avenue. On the west side of Georgia Avenue, approximately 150 feet south of Emory Church Road

MASTER PLAN

2005 Olney Master Plan

ZONE

R-200

PROPERTY SIZE

2.12 acres

APPLICANT

Little Steps, LLC

ACCEPTANCE DATE

December 24, 2024

REVIEW BASIS

Ch. 59 and 50

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 December 24, 2024, which established a Planning Board date no later than April 24, 2025. The Applicant was granted a 30-day extension by the Planning Director.
- The Applicant received a two-month extension of the review period from May 24, 2025 to July 17, 2025.
- The Applicant received a two and a half month extension of the review period from July 17, 2025 to October 2, 2025.
- The Applicant requests to extend the review period from October 2, 2025 until November 20, 2025.
- This extension will allow the Applicant time to coordinate with adjoining property owners, as well as address comments received from the Montgomery County Planning Department and other relevant County administrative agencies on the Preliminary Plan and concurrent Conditional Use application.
- The Planning Board hearing on the application may occur before the review period ends and will be publicly noticed in accordance with the Zoning Ordinance.
- Staff recommends the APPROVAL of the extension request.

Attachment: A – Applicant request and 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: _____ **Plan No.** _____

This is a request for extension of:

- | | |
|---|--------------------------------------|
| <input type="checkbox"/> Project Plan | <input type="checkbox"/> Sketch Plan |
| <input 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): _____

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

Peter Chew

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).