

PRELIMINARY PLAN AMENDMENT NO. 11998004C, SITE PLAN AMENDMENT NO. 81998037A,  
FINAL FOREST CONSERVATION PLAN NO. F20250640  
REGULATORY REVIEW EXTENSION REQUEST NO. 1

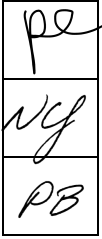
### Description

Request to extend the regulatory review period until December 4, 2025: Application to convert previously approved office use density into residential use density to allow for 72 townhouses.

Nos. 11998004C, 11998004C,  
F20250640  
Completed: 9-19-2025

MCPB  
10-2-2025

2425 Reedie Drive  
Floor 14  
Wheaton, MD 20902



Phillip Estes, AICP, Planner III, Upcounty, [Phillip.Estes@montgomeryplanning.org](mailto:Phillip.Estes@montgomeryplanning.org), 301-495-2176

Nkosi Yearwood, Supervisor, Upcounty, [Nkosi.Yearwood@montgomeryplanning.org](mailto:Nkosi.Yearwood@montgomeryplanning.org), 301-495-2186

Patrick Butler, Chief, Upcounty Planning, [Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org), 301-495-4561



## Summary

### LOCATION

On Seneca Meadows Parkway, 812 feet west of Observation Drive, Germantown

### MASTER PLAN

1989 *Germantown Master Plan*, 2009 *Germantown Employment Area Sector Plan*

### ZONE

CRT-2.0, C-1.75, R-0.75, H-145 T; and Germantown Transit Mixed Use Overlay

### PROPERTY SIZE

156.5 acres

### APPLICANT

Pulte Home Company, LLC

### ACCEPTANCE DATE

June 13, 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. Section 59.7.3.4.C of the Zoning Ordinance generally states that a Site Plan application must be scheduled for a public hearing within 120 days after the acceptance date
- Preliminary Plan Amendment No. 11998004C and Site Plan Amendment No. 81998037A were accepted on June 13, 2025, which established a Planning Board date no later than October 9, 2025.
- The Applicant has requested a time extension, which will establish a Planning Board date no later than December 4, 2025. This will allow the Applicant additional time to work through comments related to site design, open space, right-of way permitting, transportation, and other technical items.
- Staff recommends APPROVAL of the extension request.

Attachment A: Time Extension Request form

**Elizabeth C. Rogers**  
301-841-3845  
[ecrogers@lerchearly.com](mailto:ecrogers@lerchearly.com)

September 12, 2025

**VIA ELECTRONIC DELIVERY**

Mr. Artie Harris, Chair  
And members of the Montgomery County Planning Board  
Maryland-National Capital Park and Planning Commission  
2425 Reedie Drive, 14<sup>th</sup> Floor  
Wheaton, Maryland 20902

Re: Seneca Meadows (Lot 12 and Parcel L)  
Extension Request  
Preliminary Plan Amendment No. 11998004C and  
Site Plan Amendment No. 81998037A (the “Applications”)

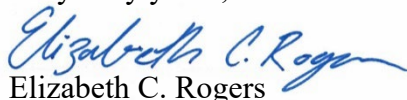
Dear Chair Harris,

Our firm represents Pulte Home Company, LLC (the “Applicant”) in connection with the above-referenced Preliminary Plan Amendment and Site Plan Amendment Applications for the property located on the north side of Seneca Meadows Parkway, approximately 815 feet west of its intersection with Observation Drive in Germantown, Maryland (the “Property”). On behalf of the Applicant, and pursuant to Montgomery County Code Section 50.4.1.E and Section 59-7.3.4.C, we respectfully request an extension of the time in which the Planning Board is required to hold a public hearing on the above referenced Applications. The Applications were initially accepted on June 13, 2025. Accordingly, the 120-day regulatory review period for the Applications currently run through October 9, 2025.

The Applicant is requesting additional time to work through the comments raised by technical staff at the Development Review Committee meeting, and afford Planning Staff sufficient time to complete their review and write their Report. Specifically, the Applicant is requesting a 60-day extension, which will last until December 4, 2025. However, it is the Applicant’s intention to work with Staff during the review period so that the full extension will not be needed.

Attached to this letter is a signed application for the requested extension. Thank you for your consideration of this matter.

Very truly yours,

  
Elizabeth C. Rogers



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

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Effective: December 4, 2024

2425 Reedie Drive  
Wheaton, Maryland 20902

www.montgomeryplanning.org

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:** Seneca Meadows **Plan No.** 11998004C and 81998037A

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): October 9, 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.)

Elizabeth C. Rogers		Lerch, Early and Brewer, Chtd.	
Name		Affiliation/Organization	
7600 Wisconsin Ave., Suite 700			
Street Address			
Bethesda		MD	20814
City		State	Zip Code
301-841-3845		ecrogers@lercheearly.com	
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 60 ☒ days/ ☐ months until December 4, 2025 (this date must be a scheduled Planning Board hearing date).

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

Request for additional time to work through the comments raised by technical staff at the Development Review Committee meeting, and afford Planning Staff sufficient time to complete their review and write their Report.

**Signature of Person Requesting the Extension**

Signature

September 10, 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).