

CENTRO SQUARE

PRELIMINARY PLAN NO. 120250180, SITE PLAN NO. 820250090 AND FOREST CONSERVATION PLAN NO. F20250010 REGULATORY EXTENSION REQUEST NO. 1

Description

Request to extend the regulatory review period by three months, until January 15, 2026. An Application for up to 200 dwelling units (108 townhouses and 92 two-unit condominiums), including 15% MPDUs.

COMPLETED: 10/13/2025

PLANNING BOARD HEARING DATE: 10/23/2025

MCPB ITEM NO. 3

Planning Staff

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<i>PB</i>	Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org , 301-495-4561

LOCATION/ADDRESS

7501 Standish Place, Derwood; Approximately 500 feet north of Crabbs Branch Way and Gude Drive

MASTER PLAN

2021 Shady Grove Minor Master Plan Amendment

ZONE

CRNF-1.25, C-0.0, R-1.25, H-60

PROPERTY SIZE

13.86 acres

APPLICANT

Tri Pointe Homes DC Metro Inc.

ACCEPTANCE DATE

June 25, 2025

REVIEW BASIS

Ch. 59 and 50

Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. Section 59.7.3.4.C provides a 120-day review period for the Site Plan hearing. The Planning Board may, however, extend this period.
- The Application was accepted on June 25, 2025, which established a Planning Board date no later than October 23, 2025.
- The Applicant requests a three-month extension of the review period until January 15, 2026.
- This extension will allow the Applicant time to address comments received from the Montgomery County Planning Department and other relevant County administrative agencies. The Applicant anticipates being prepared for a Planning Board hearing on either December 11, 2025, or December 18, 2025.
- 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