

## MAHAN VILLAGE, PRELIMINARY PLAN NO. 120250140, REGULATORY EXTENSION REQUEST NO. 2

Request to extend review period from November 6, 2025 to February 12, 2026; Application to create a residential townhouse community.

No. 120250140 and  
F20250550

Completed: 11/03/2025

MCPB

Item No.  
11-06-2025

2425 Reddie Drive  
Floor 14  
Wheaton, MD 20902

## Planning Staff



Joshua Penn, Planner III, UpCounty Planning, [Joshua.Penn@montgomeryplanning.org](mailto:Joshua.Penn@montgomeryplanning.org), 301-495-4546



Nkosi Yearwood, Supervisor, UpCounty Planning, [Nkosi.Yearwood@montgomeryplanning.org](mailto:Nkosi.Yearwood@montgomeryplanning.org), 301-495-1332



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

### LOCATION/ADDRESS

Woodfield Road (MD 124)

### MASTER PLAN

2006 Damascus Master Plan

### ZONE

CRT 1.0 C0.5 R0.5 H-55T/TDR 1.16

### PROPERTY SIZE

2.173 acres.

### APPLICANT

ZOOR Inc.

### ACCEPTANCE DATE

11/03/2025

### REVIEW BASIS

Chapter 22 & Chapter 59

## Summary

- Section 50.4.1.E of the Subdivision Ordinance generally states that Preliminary Plan applications must be scheduled for a public hearing within 120 days after the acceptance date. The Planning Board may, however, extend this period.
- The Application was accepted on March 18, 2025, which established a Planning Board date no later than October 9, 2025. On October 8, 2025, the Planning Director granted an extension of the review period till November 6, 2025.
- The Applicant is requesting an extension of the review period to February 12, 2026. This extension will allow the Applicant time to coordinate the Forest Conservation Plan (F20250550), open space and stormwater management issues.
- The Planning Board hearing on the application may take place before the end of the review period.
- Staff recommends APPROVAL of the extension request.

Attachment:

A. Applicant's Request

