

PRIMROSE AT 16650 GEORGIA AVENUE, PRELIMINARY PLAN

NO. 120250090, REGULATORY EXTENSION REQUEST NO. 5

Description

Request to extend the regulatory review period from November 20, 2025 until December 18, 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. All necessary approvals have been obtained, and the Application is tentatively scheduled to go to the Planning Board on December 11, 2025.

COMPLETED: 10/28/2025

PLANNING BOARD HEARING DATE: 11/13/2025

MCPB ITEM NO. 3

Planning Staff

JPC

Jonathan Casey, Planner III, Upcounty Planning, Jonathan.casey@montgomeryplanning.org, 301-495-2162

NY

Nkosi Yearwood, Supervisor, Upcounty Planning, Nkosi.Yearwood@montgomeryplanning.org, 301-495-1332

PB

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 time 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 three extensions of the review period from May 24, 2025, to November 20, 2025.
- The Applicant requests to extend the review period from November 20, 2025, until December 18, 2025.
- All necessary approvals have been obtained, and the Application is tentatively scheduled to go to the Planning Board on December 11, 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

Christopher M. Ruhlen
Attorney
301-841-3834
cmruhlen@lerchearly.com

October 27, 2025

VIA ELECTRONIC DELIVERY

Johnathan Casey, Regulatory Planner III
Montgomery County Planning Department
Upcounty Planning Division
Jonathan.Casey@montgomeryplanning.org
2425 Reedie Drive, 14th Floor
Wheaton, Maryland 20902

Re: Primrose at 16650 Georgia Avenue
Request for Extension (Fifth) – Preliminary Plan No. 120250090 (the “Application”)
16650 Georgia Avenue, Olney, Maryland

Dear Mr. Casey,

Our firm represents Little Steps, LLC, the Applicant for the above-referenced Application. On behalf of the Applicant and pursuant to Montgomery County Code, Chapter 50, Section 4.1.E, we respectfully request that the Planning Board extend the amount of time in which it is required to hold a public hearing on the Application.¹ Specifically, the Applicant requests an extension of the applicable review period of no more than 1 month, or until December 18, 2025.

Although the Applicant is requesting an extension of the deadline for a hearing to no later than December 18, 2025, the Applicant respectfully requests that the Application be scheduled for hearing on the earliest available Planning Board hearing date after the outstanding comments have been resolved. (We understand that Staff currently anticipates that the public hearing for the matter will occur on December 11, 2025.)

Thank you for your consideration of this matter.

Very truly yours,



Christopher M. Ruhlen, Esq.

cc: Mr. Mark Beall
Mr. Peter Chew
Vincent Biase, Esq.

¹ As background, the Planning Department formally accepted the Application on December 24, 2024, and tentatively scheduled it for hearing on April 24, 2025. The Planning Director approved a 30-day extension on April 23, 2025, which extended the original review period from April 24, 2025, to May 24, 2025 (with a tentative hearing date of May 22, 2025). The Planning Board then approved the following additional extensions: (i) a two month extension on May 22, 2025, which extended the applicable review period from May 24, 2025, to July 19, 2025 (with a tentative hearing date of July 17, 2025); (ii) a two-and-a-half month extension, which extended the applicable review period from July 17, 2025 to October 2, 2025; and (iii) a one-and-a-half month extension, which extended the applicable review period from October 2, 2025 to November 20, 2025.



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

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Effective: December 4, 2024

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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:

☐ 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): _____

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

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).