

BENNETT ROAD PROPERTIES

PRELIMINARY PLAN NO. 120240090

EXTENSION REQUEST NO. 3

Description

Third request to extend the regulatory review period for the Preliminary Plan for four (4) months, from January 8, 2026, to May 7, 2026, to accommodate the Applicant's timeline to continue to address agency comments and coordinate with the Washington Suburban Sanitary Commission (WSSC) on an alternate sewer connection. Staff recommends approval of the extension request.

No. 120240090

Completed: 11-26-2025

MCPB

Item No. X

12-4-2025

Montgomery County

Planning Board

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

Planning Staff

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Summary

- Section 50.4.1.E. of the Subdivision Regulations states that the Board must schedule a public hearing to begin within 120 days after the date an application is accepted. The Director may postpone the public hearing once, by up to 30 days, without Board approval.
- The Application was accepted on April 11, 2025, with an original 120-day regulatory review period expiration of August 9, 2025.
- On July 3, 2025, the Applicant received Planning Board approval for a two-month extension of the regulatory review period from August 9, 2025, to October 9, 2025, to allow the Applicant to address agency comments and continue coordination with the Parks Department on a concurrent land transfer for a portion of parkland adjacent to the Subject Property. On September 4, 2025, a second extension was granted from October 9, 2025, to January 8, 2026.
- The Applicant is requesting a third extension for four-months of the regulatory review period from January 8, 2026, to May 7, 2026. The regulatory extension is needed to continue coordination and address agency comments for a sewer connection.
- Staff supports the Applicant's request to extend the review period with a tentative Planning Board date of May 7, 2026.

LOCATION

Southwest quadrant of the Bennett Road (paper street) and Alderton Lane intersection

MASTER PLAN

1994 Aspen Hill Master Plan

ZONE

Residential 200 (R-200)

PROPERTY SIZE

1.3 acres

APPLICANT

Vagangan, LLC

ACCEPTANCE DATE

April 11, 2025

REVIEW BASIS

Chapter 50, Subdivision Regulations

ATTACHMENT

Attachment A: Applicant's extension request and justification