

**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 February 19, 2026. 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.

COMPLETED: 10/28/2025

PLANNING BOARD HEARING DATE: 11/20/2025

MCPB ITEM NO. 3

Planning Staff

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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 February 19, 2026.
- The Application is tentatively scheduled to go to the Planning Board on February 19, 2026.
- 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