

DEMOCRACY CENTER, SITE PLAN NO. 82025002A

REGULATORY EXTENSION REQUEST NO. 2

Description

Request to extend review period, from December 29, 2025 to March 29, 2026; Request to provide a 6,000 sq. ft. playground in the southwest corner of the Subject Property, removal of one tree within the proposed location of the playground, revisions to curbing to provide adequate width between an access gate and curb, and the addition of a sidewalk for pedestrian access to the playground and parking areas.

COMPLETED: 12/10/2025

PLANNING BOARD HEARING DATE: 12/18/2025

MCPB ITEM NO. X

Planning Staff

JS

Jeffrey M. Server, Planner III, West County Planning jeffrey.server@montgomeryplanning.org,
301.495.4513

SD

Stephanie Dickel, Supervisor, West County Planning, stephanie.dickel@montgomeryplanning.org,
301.495.4527

EH

Elza Hisel-McCoy, Chief, West County Planning, elza.hisel-mccoy@montgomeryplanning.org,
301.495.2115

LOCATION/ADDRESS

Rockledge Drive, northwest of Westlake Terrace

MASTER PLAN

2017 Rock Spring Sector Plan

ZONE

CR-1.5, C-1.25, R-0.75, H-200 Zone

PROPERTY SIZE

15.35 acres

APPLICANT

CP Group

ACCEPTANCE DATE

August 1, 2025

REVIEW BASIS

Chapters 50 & 59

Summary

- Section 59.7.3.4.C provides a 120-day review period for Site Plan reviews. The Planning Board may, however, extend this period.
- The Application was accepted on August 1, 2025, which established a review period that ended on November 29, 2025. The Applicant was granted a 30-day extension by the Planning Director, establishing a review period ending on December 29, 2025.
- The Application is a Minor Site Plan Amendment and does not require a Planning Board hearing.
- The Applicant is requesting an additional 3-month extension of the review period to March 29, 2026.
- This extension will allow the Applicant time to address Stormwater Management (SWM) comments and investigate hidden/concealed utility lines that may impact SWM layout and potentially the tot lot area.
- The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance.
- Staff recommends APPROVAL of the extension request.

Attachment:

A. Applicant's Request



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

Page 1 of 2

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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: Democracy Cnter

Plan No. 82025002A

This is a request for extension of:

☐
☐

Project Plan
Preliminary Plan

☐
☒

Sketch 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.)

Robert B. Tilson, FASLA, PLA

VIKA Maryland, LLC

Name

Affiliation/Organization

20251 Century Boulevard

Street Address

Germantown

MD

20874

City

State

Zip Code

(301) 916-4100

robert.tilson@vikamd.com

Telephone Number

Fax Number

E-mail

We are requesting an extension for ⁹⁰_____ ☒ days/ ☐ months until 03/30/2026 (this date must be a scheduled Planning Board hearing date).

Describe the nature of the extension request. Provide a separate sheet if necessary.

Based on comments from DPS Staff, the applicant is investigating hidden/concealed utility lines that may impact SWM layout and possibly the playground area.

Signature of Person Requesting the Extension

Signature

12/10/2025

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).