

TEMPLE ROW
ADMINISTRATIVE SUBDIVISION NO. 620250010
FOREST CONSERVATION PLAN NO. F20250560
EXTENSION REQUEST NO. 4

Description

Request to extend the regulatory review period for the Administrative Subdivision and Forest Conservation Plan for 14 weeks, from December 18, 2025 to March 26, 2026. Staff recommends approval of the extension request.

Nos. 620250010 & F20250560
Completed: 12-11-2025

MCPB
Item No. 3
12-18-2025

Montgomery County
Planning Board
2425 Reenie Drive
Floor 14
Wheaton, MD 20902

Montgomeryplanning.org

Temple Row
Administrative Subdivision No. 620250010 & Forest Conservation Plan No. F20250560

Planning Staff

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LOCATION:

On the northwest quadrant of the Kent Street & Stoneybrook Drive intersection, Kensington, MD

MASTER PLAN:

1989 *Master Plan for the Communities of Kensington-Wheaton*

ZONE:

R-90

PROPERTY SIZE:

0.84 acres

APPLICANT:

Hometown Collection LLC

ACCEPTANCE DATE:

April 16, 2025

REVIEW BASIS:

Chapters 22A, 50, & 59



Summary

- Section 50.6.3.B.4. of the Subdivision Regulations states that the Director must take action on an administrative subdivision plan or schedule a public hearing within 90 days after the date an application is accepted.
- The Application was accepted on April 16, 2025, with a 90-day regulatory review period expiration of July 15, 2025.
- On June 17, 2025, the Planning Director approved a one-month extension of the regulatory review period until August 14, 2025. On July 21, 2025, the Planning Board approved a second extension through October 30, 2025, and on October 9, 2025, the Board approved a third extension through December 18, 2025, to address remaining DRC comments.
- The Applicant is now requesting a 14-week-extension of the regulatory review period from December 18, 2025, to March 26, 2026, to address remaining MCDOT and Forest Conservation Plan comments.
- Staff supports the Applicant's request to extend the review period to March 26, 2026.

ATTACHMENT

Attachment A: Applicant's extension request