

Montgomery Planning  
FRALEY FARM (EAST)  
PRELIMINARY PLAN NO. 120240080  
REGULATORY REVIEW EXTENSION REQUEST NO. 4

### Description

Request to extend the regulatory review period from January 8, 2026 until June 4, 2026: Application to subdivide the property to create 11 single-family lots and associated HOA parcels.

No. 120240080

Completed: 1-2-2026

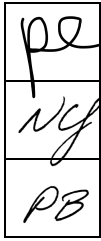
MCPB

1-16-2026

2425 Reedie Drive

Floor 14

Wheaton, MD 20902



Phillip Estes, AICP, Planner III, Upcounty, [Phillip.Estes@montgomeryplanning.org](mailto:Phillip.Estes@montgomeryplanning.org), 301-495-2176

Nkosi Yearwood, Upcounty, [Nkosi.Yearwood@montgomeryplanning.org](mailto:Nkosi.Yearwood@montgomeryplanning.org), 301-495-1332

Patrick Butler, Chief, Upcounty Planning, [Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org), 301-495-4561



## Summary

### LOCATION

East Quadrant, intersection of Griffith Farm Road and Hayloft Drive

### MASTER PLAN

2004 *Upper Rock Creek Master Plan*

### ZONE

Residential Estate 2 (RE-2)

### PROPERTY SIZE

46 acres

### APPLICANT

Pulte Homes Corporation

### ACCEPTANCE DATE

February 7, 2024

### REVIEW BASIS

Chapters 22A, 50

- Section 50.4.1.E of the Subdivision Ordinance generally states that Preliminary Plan applications must be scheduled for a public hearing within 120 days after the acceptance date.
- Preliminary Plan No. 120240080 was accepted on February 7, 2024, which established a Planning Board date no later than June 6, 2024.
- On May 30, 2024, the Planning Board granted a time extension until October 3, 2024.
- On October 3, 2024, the Planning Board granted a time extension until April 3, 2025.
- On March 20, 2025, the Planning Board granted a time extension until January 8, 2026.
- The Applicant requests a six-month time extension, which will establish a Planning Board date no later than June 4, 2026. The Applicant has recently completed septic percolation tests and plans to resubmit plan revisions by December 15, 2025. The time extension will provide additional time for plan review.
- Staff recommends APPROVAL of the time extension request.

Attachment A: Time Extension Request form



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

Page 1 of 2

2425 Reedie Drive  
Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: December 4, 2024

Phone 301.495.4550  
Fax 301.495.1306

## 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:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> 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).