

 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

PE
NY
PB

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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

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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: _____ **Plan No.** _____

This is a request for extension of: Project Plan Sketch Plan
 Preliminary 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.)

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 schedule 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).