

**POPLAR GROVE, SKETCH PLAN AMENDMENT NO. 32018022A,  
PRELIMINARY PLAN AMENDMENT NO. 12019004C, SITE PLAN  
NO. 820250110, FOREST CONSERVATION PLAN NO. F20250770  
REGULATORY EXTENSION REQUEST NO. 2**

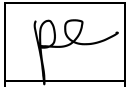
Request to extend the regulatory review period, from 3/26/2026 to 6/25/2026; To amend previously approved applications to allow 93 townhouse units, 330 multi-family units, and 12,000 sq. ft. of non-residential density, including a minimum of 12.5 percent MPDUs.

COMPLETED: 2/27/2026

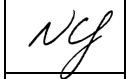
PLANNING BOARD HEARING DATE: 3/12/2026

MCPB ITEM NO. 3


## Planning Staff



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### LOCATION/ADDRESS

Southwest quadrant of Century Boulevard and  
Dorsey Mill Road

### MASTER PLAN

2009 *Germantown Employment Area Sector Plan*

### ZONE

CR-2.0, C-1.75, R-1.0, H-145T

### PROPERTY SIZE

27.15 acres

### APPLICANT

Dream Finders Homes, LLC

### ACCEPTANCE DATE

October 29, 2025

### REVIEW BASIS

Chapters 22A, 50, and 59

## Summary

- Section 59.7.3.3.C of the Zoning Ordinance provides a 90-day review period for Sketch Plan hearings. Section 59.7.3.3.C of the Zoning Ordinance states that a Sketch Plan accepted for concurrent review with a Preliminary Plan follows the 120-day Preliminary Plan review period. Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. Section 59.7.3.4.C provides a 120-day review period for Site Plan hearings. The Planning Board may extend review periods.
- The Applications were accepted on October 29, 2025, which established a Planning Board date no later than February 26, 2026. The Applicant was granted a 30-day extension by the Planning Director, establishing a new Planning Board date no later than March 26, 2026.
- The Applicant requests a three-month time extension, which will establish a Planning Board date no later than June 25, 2026.
- This extension will allow the Applicant time to address fire access and transportation comments and to complete intra-agency coordination.
- 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: Applicant's Request Form



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**REGULATORY REVIEW EXTENSION REQUEST**

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

**Plan Name:** \_\_\_\_\_ **Plan No.** 8022A  
 820250110

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**

*Eric E. Howard*

\_\_\_\_\_  
*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).