

Montgomery Planning
ELMER SCHOOL FARM
ADMINISTRATIVE SUBDIVISION NO. 620260010 &
FOREST CONSERVATION PLAN NO. F20260010
REGULATORY EXTENSION REQUEST NO. 1

Description

Request to extend the regulatory review period for the Administrative Subdivision No. 620260010 and Forest Conservation Plan No. F20260010, from March 26, 2026 to May 28, 2026. Staff recommends approval of the extension request.

COMPLETED: 3/12/2026

PLANNING BOARD HEARING DATE: 3/19/2026

MCPB ITEM NO. 3

Planning Staff



Jane Peuser, Planner II, jane.peuser@montgomeryplanning.org, 301-495-4566



Nkosi Yearwood, Supervisor, nkosi.yearwood@montgomeryplanning.org, 301-495-1332



Patrick Butler, Upcounty Division Chief, patrick.butler@montgomeryplanning.org, 301-495-4561

LOCATION/ADDRESS

17215 & 17220 Elmer School Road

MASTER PLAN

1980 *Preservation of Agriculture and Rural Open Space Functional Master Plan*

ZONE

Agricultural Reserve (AR) Zone

PROPERTY SIZE

210.52 Acres

APPLICANT

David McKee, Benning & Assc. Inc.

ACCEPTANCE DATE

December 24, 2025

REVIEW BASIS

Chapters 50, 59, & 22A

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 Planning Board may, however, extend this period.
- The Application was accepted on December 24, 2025, which established a Planning Board date no later than March 26, 2026.
- The Applicant is requesting an additional 2-month (60-day) extension of the review period to May 28, 2026.
- This extension will allow the Applicant time to adequately address comments from Planning Staff and County Agencies.
- 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



2425 Reedie Drive
 Wheaton, Maryland 20902

www.montgomeryplanning.org

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: Elmer School Farm **Plan No.** 620260010

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): 03/26/2026
 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.)

David McKee	Benning & Associates, Inc.		
<i>Name</i>	<i>Affiliation/Organization</i>		
8933 Shady Grove Court			
<i>Street Address</i>			
Gaithersburg		MD	20877
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 948-0240		dmckee@benninglandplan.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 2 days/ months until 05/28/2026 (this date must be a scheduled Planning Board hearing date).

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

We are requesting a review period extension. More time is needed to address comments which we recieved at the Development Review Committee meeting. We anticipate all comments will be addressed and plans resubmitted by March 13th. Also, more time is needed for agencies outside of MNCPPC to issue their conditional letters of approval.

Signature of Person Requesting the Extension

David McKee
 Signature

03/05/2026
 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).