

DEMOCRACY CENTER, SITE PLAN NO. 82025002A

REGULATORY EXTENSION REQUEST NO. 3

Description

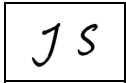
Request to extend review period, from March 29, 2026 to April 29, 2026, for a 6,000 sq. ft. playground in the southwest corner of the Subject Property, removal of one tree within the proposed location of the playground, revisions to curbing to provide adequate width between an access gate and curb, and the addition of a sidewalk for pedestrian access to the playground and parking areas.

COMPLETED: 3/20/2026

PLANNING BOARD HEARING DATE: 3/26/2026

MCPB ITEM NO. 3

Planning Staff



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LOCATION/ADDRESS

Rockledge Drive, northwest of Westlake Terrace

MASTER PLAN

2017 Rock Spring Sector Plan

ZONE

CR-1.5, C-1.25, R-0.75, H-200 Zone

PROPERTY SIZE

15.35 acres

APPLICANT

CP Group

ACCEPTANCE DATE

August 1, 2025

REVIEW BASIS

Chapters 50 & 59

Summary

- Section 59.7.3.4.C provides a 120-day review period for Site Plan reviews. The Planning Board may, however, extend this period.
- The Application was accepted on August 1, 2025, which established a review period that ended on November 29, 2025. The Applicant was granted a 30-day extension by the Planning Director, establishing a review period ending on December 29, 2025. The Planning Board approved an extension request establishing a hearing date no later than March 29, 2026.
- The Applicant is requesting an additional 1-month extension of the review period to April 29, 2026 to allow the Applicant time to finalize tenant negotiations that may impact the proposed layout.
- The Application is a Minor Site Plan Amendment and does not require a Planning Board hearing.
- Staff recommends APPROVAL of the extension request.

Attachment:

- A. Applicant's Request



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REGULATORY REVIEW EXTENSION REQUEST

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

Plan Name: Democracy Center **Plan No.** 82025002A

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.)


Robert B. Tilson, FASLA, PLA		VIKA Maryland, LLC	
<i>Name</i>		<i>Affiliation/Organization</i>	
20251 Century Boulevard			
<i>Street Address</i>			
Germantown		MD	20874
<i>City</i>		<i>State</i>	
(301) 916-4100		robert.tilson@vikamd.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	<i>Zip Code</i>

We are requesting an extension for ³⁰_____ days/ months until 04/29/2026 (this date must be a scheduled Planning Board hearing date).

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

The Owner is finalizing tenant negotiations that may have impact the current plan. The negotiations are complete so the SPA can be finalized.

Signature of Person Requesting the Extension



 Signature

03/17/2026

 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 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).