

**WOODLAWN ESTATES
PRELIMINARY PLAN AMENDMENT NO. 11989156A &
FOREST CONSERVATION PLAN NO. F20240430
REGULATORY REVIEW EXTENSION REQUEST NO. 3**

Description

Request to extend the regulatory review period from April 23, 2026 to September 24, 2026. Application to re-certify the Adequate Public Facilities (APF) finding for a platted nine (9) lot subdivision; on Snowden Woods Lane, approximately 1,090 feet east of Norwood Road; 26.6 acres; RE-2; 1997 *Cloverly Master Plan*.

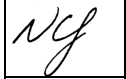
COMPLETED: 3/20/2026

PLANNING BOARD HEARING DATE: 4/9/2026

Planning Staff



Phillip Estes, AICP, Planner III, Upcounty, Phillip.Estes@montgomeryplanning.org, 301-495-2176



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Patrick Butler, AICP, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, 301-495-4561

LOCATION/ADDRESS

Snowden Woods Lane, approximately 1,090 feet east of Norwood Road Ednor Road

MASTER PLAN

1997 Cloverly Master Plan

ZONE

Residential Estate-2 (RE-2)

PROPERTY SIZE

26.6 acres

APPLICANT

Kings Preserve Development, LLC

ACCEPTANCE DATE

February 3, 2025

REVIEW BASIS

Chapters 22A and 50

Summary:

- Section 50.4.1.E of the Subdivision Regulations generally states that a Preliminary Plan application must be scheduled for a public hearing within 120 days after the acceptance date.
- Preliminary Plan Amendment No. 11989156A was accepted on February 3, 2025, which established a Planning Board date no later than June 5, 2025.
- On May 26, 2025, the Planning Board granted a time extension until November 20, 2025.
- On November 13, 2025, the Planning Board granted a time extension until April 23, 2026.
- The Applicant requests a time extension, which will establish a Planning Board date no later than September 24, 2026. This will allow the Applicant additional time to seek a separate Adequate Public Facilities approval and approval of a Final Forest Conservation Plan.
- Staff recommends APPROVAL of the extension request.

Attachment A: Applicant's Time Extension Request form



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REGULATORY REVIEW EXTENSION REQUEST

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

Plan Name: WOODLAWN ESTATES(a.k.a SNOWDEN MANOR) **Plan No.** 11989156A and F20240430

This is a request for extension of: Project Plan Sketch Plan
 Preliminary Plan Amendment Site Plan Final Forest Conservation 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): 04/23/2026
 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.)

Michele McDaniel Rosenfeld		The Law Office of Michele Rosenfeld LLC	
<i>Name</i>		<i>Affiliation/Organization</i>	
1 Research Ct., Suite 450			
<i>Street Address</i>			
Rockville		MD	20850
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 204-0913		michele@marylandpropertylaw.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 5 days/ months until 09/23/2026 (this date must be a scheduled Planning Board hearing date).

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

This case was filed as a preliminary plan amendment to a 100% residential housing project, and subsequently staff advised that this could be processed for APFO approval and final forest conservation plan which, if approved, obviates the need for a preliminary plan application. There are no changes to the nine approved lots or other platted elements of the subdivision.

The APFO application has been filed, and the applicant must submit revisions to the FCP responding to staff comments. Once the APFO has been approved, we will withdraw the subdivision amendment plan but seek to keep it active until then in the event it becomes necessary to process the application through the subdivision process.

We ask for a five month extension to the current review period (which expires April 23) to allow time to work around the Board's August recess if needed.

Signature of Person Requesting the Extension

Michele McDaniel Rosenfeld
 Signature

02/27/2026
 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).