

TEMPLE ROW
ADMINISTRATIVE SUBDIVISION NO. 620250010
FOREST CONSERVATION PLAN NO. F20250560
EXTENSION REQUEST NO. 5

Description

Request to extend the regulatory review period for the Administrative Subdivision and Forest Conservation Plan for eight weeks, from March 26, 2026 to May 21, 2026. Application to create three lots for three new single-family dwelling units; located at the northwest quadrant of the Kent Street and Stonybrook Drive intersection in Kensington; Staff recommends approval of the extension request.

Nos. 620250010 & F20250560
Completed: 3-24-2026

MCPB
Item No. 3
3-26-2026

Montgomery County
Planning Board
2425 Reedie Drive
Floor 14
Wheaton, MD 20902

Montgomeryplanning.org

Planning Staff



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LOCATION:

On the northwest quadrant of the Kent Street & Stoneybrook Drive intersection, Kensington, MD

MASTER PLAN:

1989 *Master Plan for the Communities of Kensington-Wheaton*

ZONE:

R-90

PROPERTY SIZE:

0.84 acres

APPLICANT:

Hometown Collection LLC

ACCEPTANCE DATE:

April 16, 2025

REVIEW BASIS:

Chapters 22A, 50, & 59



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 Application was accepted on April 16, 2025, with a 90-day regulatory review period expiration of July 15, 2025.
- On June 17, 2025, the Planning Director approved a one-month extension of the regulatory review period until August 14, 2025. The Planning Board approved three subsequent extensions (on July 24, 2025, October 9, 2025, and December 18, 2025) with a regulatory review period ultimately ending on March 26, 2026.
- The Applicant is now requesting an eight week-extension of the regulatory review period from March 26, 2026, until May 21, 2026, to address remaining agency comments.
- Staff supports the Applicant's request to extend the review period to May 21, 2026.

ATTACHMENT

Attachment A: Applicant's extension request

ATTACHMENT A



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Effective: December 4, 2024

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Wheaton, Maryland 20902

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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:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> 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:

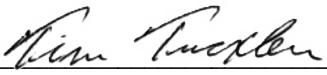
Owner, Owner's Representative, Staff (check applicable.)

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).