

SONINA PROPERTIES APARTMENTS

ADMINISTRATIVE SUBDIVISION NO. 620260090

PRELIMINARY/FINAL FOREST

CONSERVATION PLAN NO. F20260220

EXTENSION REQUEST NO. 2

**Description**

Second request to extend the regulatory review period for the Project Applications for 90 days, from April 23, 2026, to July 22, 2026, to allow coordination with review agencies for addressing revisions required for the update of the stormwater management plan for right-of-way inlets as well as other related items to Development Review Committee (DRC) comments. Staff recommends approval of the extension request.

Nos. 620260090 & F20260220

Completed: 4-10-2026

MCPB

Item No. 3

4-16-2026

Montgomery County

Planning Board

2425 Reddie Drive

Floor 14

Wheaton, MD 20902

# Planning Staff



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## LOCATION

831 University Blvd. East; at the southwest quadrant of the intersection of University Blvd. and Forston Street.

## MASTER PLAN

2013 Long Branch Sector Plan

## ZONE

CRT-1.5, C-0.5, R-1.5, H-60

## PROPERTY SIZE

2.72 acres

## APPLICANT

VICSN 1 LLC

## ACCEPTANCE DATE

December 29, 2025

## REVIEW BASIS

Chapter 50, Subdivision Regulations  
Chapter 22A, Forest Conservation Plan



## Summary

- Section 50.6.3.B.4 of the Subdivision Regulations states that the Director must act on an administrative subdivision plan or schedule a public hearing within 90 days after the date an application is accepted. The Director may postpone the public hearing once, by up to 30 days, without Board approval.
- The Applications were accepted on December 29, 2025, with an original 90-day regulatory review period expiration of March 29, 2026, for the administrative subdivision and April 28, 2026, for the Forest Conservation Plan (FCP) (120-day review).
- On February 20, 2026, the Planning Director approved a 30-day extension of the regulatory review period from March 26, 2026, to April 23, 2026, to allow the Applicant to coordinate with review agencies for addressing revisions required for the update of the stormwater management plan for right-of-way inlets and related comments.
- The Applicant is requesting a second extension for 90 days of the review period from April 23, 2026, to July 22, 2026, for the administrative subdivision. The regulatory review period for the FCP would extend to July 27, 2026. The extension is needed to continue coordination and address agency comments.
- Staff supports the Applicant's request to extend the review period of the Applications with a tentative combined Planning Board date of July 16, 2026.

## ATTACHMENT

*Attachment A: Applicant's extension request and justification*

# ATTACHMENT A



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

Effective: December 4, 2024

2425 Reedie Drive  
Wheaton, Maryland 20902

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## REGULATORY REVIEW EXTENSION REQUEST

--NCPF / Staff Use			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

**Plan Name:** SONINA PROPERTIES APARTMENST ADMIN. SUB. **Plan No.** 620260090 & F20260220

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.)

Pritam Arora, P.E.	Design Engineering Inc.
Name	Affiliation/Organization
18229-A Flower Hill Way	
Street Address	
Gaithersburg	Select one of the following: 20879
City	State Zip Code
(240) 417-6426	parora@deius.com
Telephone Number	Fax Number E-mail

We are requesting an extension for 90  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.

The reason for this extension is to allow coordination w/ MD SHA, MCDOT, and MCDPS for addressing the revisions required for teh update of SWM Plan for ROW inlets as well as other related items for DRC response to Montgomery Planning. This new time will align with the Expedited Site Plan (E20260010) Submittal.

**Signature of Person Requesting the Extension**

P Arora  
Signature

4/8/26  
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).