

Montgomery Planning

BURDETTE PROPERTY

**PRELIMINARY PLAN NO. 120260020, SITE PLAN NO. 820260020 &
FOREST CONSERVATION PLAN NO. F20250430
REGULATORY REVIEW EXTENSION REQUEST NO. 1**

Description

Request to extend the regulatory review period from May 7, 2026 to October 1, 2026. The application will create one parcel for a 107 unit multi-family residential building.

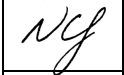
COMPLETED: 4/17/2026

PLANNING BOARD HEARING DATE: 4/30/2026

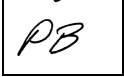
Planning Staff



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



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



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

LOCATION/ADDRESS

26134 Ridge Road, Damascus

MASTER PLAN

2006 *Damascus Master Plan*

ZONE

Commercial Residential Town (CRT 1.5, C-0.5, R-1.0, H-55T)

PROPERTY SIZE

4.7 gross acres

APPLICANT

Olympus Real Estate, LLC

ACCEPTANCE DATE

January 7, 2026

REVIEW BASIS

Chapters 22A, 50, and 59

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. Section 59.7.3.4.C of the Zoning Ordinance generally states that a Site Plan application must be scheduled for a public hearing within 120 days after the acceptance date.
- Preliminary Plan No. 120260020 and Site Plan No. 820260020 were accepted on January 7, 2026, which established a Planning Board date of no later than May 7, 2026.
- The Applicant requests a time extension, which will establish a Planning Board date no later than October 1, 2026. This extension will allow the Applicant additional time to address outstanding development issues, including fire department access, stormwater management, public open space, parking, landscaping, lighting, recreational facilities, architecture, and site layout.
- Staff recommends APPROVAL of the extension request.

Attachment A: Applicant’s Time Extension Request Form



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

2425 Reedie Drive
 Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: December 4, 2024

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: Burdette Property **Plan No.** 120260020

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): 05/07/2026

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.)

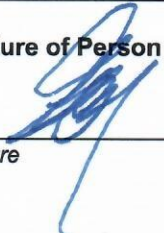
Olympus Real Estate LLC		Contract Purchaser	
<i>Name</i>		<i>Affiliation/Organization</i>	
3506 Tavenner Court			
<i>Street Address</i>			
Olney		MD	20832
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(240) 793-7813		olympusrealestate@comcast.net	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 5 days/ months until 10/01/2026 (this date must be a scheduled Planning Board hearing date).

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

Due to responding to the comment and solving the public open space solution, we are requesting this extension

Signature of Person Requesting the Extension



 Signature

04/08/2026

 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).