

Montgomery Planning

**EMORY GROVE VILLAGE  
PRELIMINARY PLAN NO. 120260070, SITE PLAN NO. 820260060 &  
FOREST CONSERVATION PLAN NO. F20260450  
REGULATORY REVIEW EXTENSION REQUEST NO. 2**

**Description**

Request to extend the regulatory review period from May 21, 2026 to July 30, 2026. Application to create 82 lots for 82 townhouse units, one parcel for 74 multi-family units, including a minimum of 30 percent MPDUs, and parcels for private streets and open spaces.

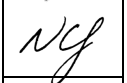
COMPLETED: 4/17/2026

PLANNING BOARD HEARING DATE: 4/30/2026

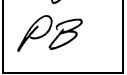
# Planning Staff



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Patrick Butler, AICP, Chief, Upcounty Planning, [Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org), 301-495-4561

## LOCATION/ADDRESS

Northeast quadrant of Midcounty Highway and Washington Grove Lane

## MASTER PLAN

1996 Gaithersburg Vicinity-Shady Grove Master Plan

## ZONE

Residential Multi-Unit Low Density (R-30)

## PROPERTY SIZE

8.7 acres

## APPLICANT

Housing Opportunities Commission and Hailey Development L.C.

## ACCEPTANCE DATE

December 24, 2025

## 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. 120260070 and Site Plan No. 820260060 were accepted on December 24, 2025, which established a Planning Board date no later than April 23, 2026.
- On February 5, 2026, the Planning Director granted a 30-day time extension until May 21, 2026.
- The Applicant requests a time extension, which will establish a Planning Board date no later than July 30, 2026. This will allow the Applicant additional time to address transportation, fire department access, and site design comments.
- 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:** Emory Grove Village **Plan No.** 120260070

This is a request for extension of:  Project Plan  Sketch Plan  
 Preliminary Plan  Site Plan **820260060**

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): 05/21/2026  
 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.)

Kevin Foster	Gutschick, Little & Weber, P.A.		
<i>Name</i>	<i>Affiliation/Organization</i>		
3909 National Drive, Suite 250			
<i>Street Address</i>			
Burtonsville	MD	20866	
<i>City</i>	<i>State</i>	<i>Zip Code</i>	
(301) 421-4024	kfoster@glwpa.com		
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for <sup>3</sup> \_\_\_\_\_  days/  months until 07/30/2026 (this date must be a scheduled Planning Board hearing date).

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

The Applicant requests an extension to the regulatory review schedule in order to allow submission and review of the subject plans. The tentative Planning Board hearing date is scheduled for 5/21/2026. Coordination with the appropriate agencies including but not limited to frontage road improvements with MCDOT, fire access requirements with MCDPS and final site design and architecture review with M-NCPPC staff may not be able to be accommodated within the current time frame, therefore the applicant requests this 3 month extension request from the tentatively scheduled PB date of 5/21/2026, which would be 7/30/2026. (the last Planning Board hearing prior to the August recess)

**Signature of Person Requesting the Extension**

  
 \_\_\_\_\_  
*Signature*

04/10/2026  
 \_\_\_\_\_  
*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).