

MAHAN VILLAGE, PRELIMINARY PLAN NO. 120250140, REGULATORY EXTENSION REQUEST NO. 5

Request to extend review period from May 21, 2026 to June 28, 2026; Application to create a residential townhouse community.

No. 120250140 and
F20250550

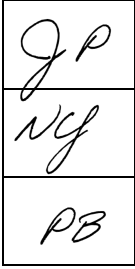
Completed: 5/20/2026

MCPB

Item No.
05-21-2026

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

Planning Staff



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

LOCATION/ADDRESS

Woodfield Road (MD 124)

MASTER PLAN

2006 Damascus Master Plan

ZONE

CRT 1.0 C0.5 R0.5 H-55T/TDR 1.16

PROPERTY SIZE

2.173 acres.

APPLICANT

ZOOR Inc.

ACCEPTANCE DATE

11/03/2025

REVIEW BASIS

Chapter 22 & Chapter 59

Summary

- Section 50.4.1.E of the Subdivision Ordinance generally states that Preliminary Plan applications must be scheduled for a public hearing within 120 days after the acceptance date. The Planning Board may, however, extend this period.
- The Application was accepted on March 18, 2025 and received 4 previous extensions, which established a Planning Board date no later than May 21, 2026.
- The Applicant is requesting an extension of the review period to June 28, 2026. This extension will allow the Applicant time to coordinate the pressure sewer system and concept stormwater management plan.
- The Planning Board hearing on the application may take place before the end of the review period.
- Staff recommends APPROVAL of the extension request.

Attachment:

A. Applicant's Request



2425 Reedie Drive
 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: Mahan Village **Plan No.** 120250140

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): 5/21/2026
 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.)


Francoise Carrier		Bregman, Berbert, Schwartz & Gilday, LLC	
<i>Name</i>		<i>Affiliation/Organization</i>	
7315 Wisconsin Ave, Suite 800 West			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(240) 428-4671		fcarrier@bregmanlaw.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 45 days/ months until 6/25/2026 (this date must be a scheduled Planning Board hearing date).

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

The final agency approval from MCDOT was received on May 13, necessitating an extension to provide 45 days between that approval and the Planning Board date to allow for finalization of the staff report. This extension is requested for the preliminary plan application and the associated forest conservation plan application, F20250550.

Signature of Person Requesting the Extension



Signature

5/20/2026

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 5-21-26 until 6-25-26 (this date must be a scheduled Planning Board public hearing date).