

**TEMPLE ROW**  
**ADMINISTRATIVE SUBDIVISION NO. 620250010**  
**FOREST CONSERVATION PLAN NO. F20250560**  
**EXTENSION REQUEST NO. 6**

**Description**

Request to extend the regulatory review period for the Administrative Subdivision and Forest Conservation Plan for seven months, from May 21, 2026, to December 17, 2026. Staff recommends approval of the extension request.

Nos. 620250010 & F20250560  
Completed: 5-5-2026

MCPB  
Item No. 3  
5-14-2026

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

[Montgomeryplanning.org](http://Montgomeryplanning.org)

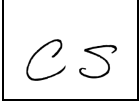
## Planning Staff



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Katherine Mencarini, Regulatory Supervisor, East County Planning, [Katherine.Mencarini@montgomeryplanning.org](mailto:Katherine.Mencarini@montgomeryplanning.org), 301-495-4549



Carrie Sanders, Chief, East County Planning, [Carrie.Sanders@montgomeryplanning.org](mailto:Carrie.Sanders@montgomeryplanning.org), 301-495-4653

### 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 four subsequent extensions (on July 24, 2025, October 9, 2025, December 18, 2025, and March 26, 2026), with a regulatory review period ultimately ending on May 21, 2026.
- The Applicant is now requesting a seven month-extension of the regulatory review period from May 21, 2026, to December 17, 2026, to address remaining agency comments.
- Staff supports the Applicant's request to extend the review period to December 17, 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

2425 Reedie Drive  
Wheaton, Maryland 20902

www.montgomeryplanning.org

Phone 301.495.4550  
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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*

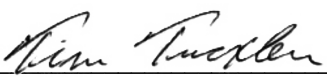
\_\_\_\_\_  
*City* *State* *Zip Code*

\_\_\_\_\_  
*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 scheduled 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).