Montgomery Planning

HERITAGE EMORY GROVE, PRELIMINARY PLAN NO. 120260150, SITE PLAN NO. 820260130, AND FOREST CONSERVATION PLAN AMENDMENT NO. F20260760, REGULATORY REVIEW EXTENSION REQUEST NO. 1

Description

Request to extend the regulatory review period from November 5, 2026 to January 14, 2027. Application to create lots for 39 townhouse units, including a minimum of 31.6 percent MPDUs.

COMPLETED: 10/23/2026
PLANNING BOARD HEARING DATE: 11/5/2026

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

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

Washington Grove Lane between Emory Grove Road and Midcounty Highway

MASTER PLAN

1996 *Gaithersburg Vicinity–Shady Grove Master Plan*

ZONE

Residential 60 (R-60), Residential 90 (R-90)

PROPERTY SIZE

4.48 acres

APPLICANT

Heritage Emory Grove Community Development Corporation

ACCEPTANCE DATE

July 8, 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. 120260070 and Site Plan No. 820260060 were accepted on July 8, 2026, which established a Planning Board date no later than November 5, 2026.
- The Applicant requests a time extension, which will establish a Planning Board date no later than January 14, 2027. This will allow the Applicant additional time to address transportation, fire department access, and site design comments.
- The Planning Board hearing on the Applications may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance.
- 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

Phone 301.495.4550
Fax 301.495.1306

Effective: December 4, 2024

REGULATORY REVIEW EXTENSION REQUEST

M-NCPPC Staff Use Only			
File Number Date Received	_____ _____	MCPB Hearing Date	_____

Plan Name: Heritage Emory Grove **Plan No.** 120260150

This is a request for extension of:

- ☐ Project Plan
- ☑ Preliminary Plan
- ☐ Sketch 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): 11/05/2026
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 M. Carrier		Bregman, Berbert, Schwartz & Gilday, LLC	
Name		*Affiliation/Organization*	
7315 Wisconsin Ave, Suite 800W			
Street Address			
Bethesda		MD	20852
City		*State*	*Zip Code*
(240) 428-4671		fcarrier@bregmanlaw.com	
Telephone Number	*Fax Number*	*E-mail*	

We are requesting an extension for 70 ☑ days/ ☐ months until 01/14/2027 (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 has been working diligently with reviewing agencies and has resubmitted its plans with appropriate revisions, but needs additional time for review of the resubmitted plans and to obtain approval letters from DPS and MCDOT. This extension request includes applications 820260130 and F20260760 in addition to the associated preliminary plan application.

Signature of Person Requesting the Extension

Francoise M. Carrier
Signature

10/22/2026
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 11/05/2026 until 01/14/2027 (this date must be a scheduled Planning Board public hearing date).