

**SANDY SPRING MISSING MIDDLE PILOT PROJECT:
PRELIMINARY PLAN NO. 120220050 AND SITE PLAN NO. 820220090
REGULATORY REVIEW EXTENSION REQUEST NO. 2**

Description

Request to extend the regulatory review period by three months until January 27, 2023: Application to adjust 11 lots and create 14 new lots for 11 existing detached dwelling units, 12 duplex units, 7 townhouse units and a community space. Staff recommends approval of the extension request.

NO. 120220050 & 820220090

COMPLETED: 10/28/2022

MCPB

Item 3

11/10/2022

2425 Reedie Drive

Floor 14

Wheaton, MD 20902



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LOCATION

Northeast quadrant of the intersection of Olney Sandy Spring Road (MD 108) and Skymeadow Way, approximately 450 feet east of Brooke Road

MASTER PLAN

2015 *Sandy Spring Rural Village Plan*

ZONE

R-60

PROPERTY SIZE

3.27 acres

APPLICANT

HOC & RAD Development Corp.

ACCEPTANCE DATE

June 15, 2022

REVIEW BASIS

Chapters 50, 59, and 22A



Summary

- Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C of the Zoning Ordinance generally states that Preliminary Plans and Site Plans applications must be scheduled for a public hearing within 120 days after the date an application is accepted.
- The Application was accepted on June 15, 2022, which established a Planning Board date no later than October 13, 2022.
- On October 19, 2022, the Planning Director approved a 30-day extension of the regulatory review period until November 10, 2022
- The Applicant is requesting a three-month extension, until January 27, 2023, to present the application to the HOC Board of Commissioners and address agency comments.
- The Planning Board hearing on the application 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 Request form

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant extensions 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 _____.

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 for more than 30 days of the Planning Board public hearing date from _____ until _____.