

**SANDY SPRING MISSING MIDDLE PILOT PROJECT:
PRELIMINARY PLAN NO. 120220050 AND SITE PLAN NO. 820220090
– REGULATORY REVIEW EXTENSION REQUEST NO. 1**

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: 9/29/2022

MCPB
Preliminary Matters
10/13/2022

2425 Reedie Drive
Floor 14
Wheaton, MD 20902



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LOCATION

In the 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

Chapter, 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.
- 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



Montgomery County Planning Department
 Maryland-National Capital Park and Planning Commission

Effective: January 29, 2021

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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

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

Plan Name: _____ **Plan No.** _____

This is a request for extension of: Project Plan Sketch Plan 820220090
 Preliminary Plan Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: _____

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 _____ months until _____

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

Signature of Person Requesting the Extension

Matt Gordon

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 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 _____.