

**PRESTON PLACE & LAKE APARTMENTS (CHEVY CHASE CROSSING)
PRELIMINARY PLAN NO. 120220130 & SITE PLAN NO. 820220180
EXTENSION REQUEST NO. 2**

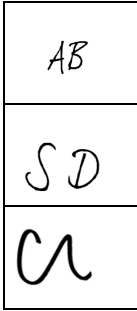
Description

Second request to extend the Preliminary Plan and Site Plan review periods, from December 15, 2022 to February 23, 2023. The purpose of the extension is to allow the Applicant to complete plan revisions associated with urban design and environmental issues. The project proposes to create 147 lots and 22 parcels for up to 156,500 square feet of residential development for up to 147 single-family attached (townhouse) units.

NOS.120220130 & 820220180
COMPLETED: NOVEMBER 18,
2022

MCPB
Item No. Preliminary
Matters
December 1, 2022

2425 Reddie Drive
Floor 14
Wheaton, MD 20902



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LOCATION:

South side of Manor Road, approximately 75 feet west of its intersection with Jones Bridge Road.

MASTER PLAN

2013 Chevy Chase Lake Sector Plan

ZONE

R-30 and R-60

PROPERTY SIZE

12.61 acres

APPLICANT

Toll Mid-Atlantic LP Company, Inc.

ACCEPTANCE DATE:

May 19, 2022

REVIEW BASIS:

Chapters 50 and 59



Summary

- Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C of the Zoning Ordinance provide a 120-day review period for Preliminary and Site Plans. The Planning Board may, however, extend both of these review periods.
- The Applicant previously requested and received Planning Board approval on July 28, 2022 for a first extension of the regulatory review periods for the Preliminary Plan and Site Plan applications from September 15, 2022, through December 15, 2022.
- On November 17, 2022, the Applicant requested a second extension to the regulatory review periods for the Preliminary Plan and Site Plan from December 15, 2022, through February 23, 2023.
- This extension will allow the Applicant to complete plan revisions related to urban design and environmental issues.
- 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 Subdivision Regulations and Zoning Ordinance. This is the second extension request associated with the subject project.
- Staff recommends APPROVAL of the second extension request for both applications.

Attachment:

- A. Applicant's Second Extension Request



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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: Chevy Chase Crossing (formerly Preston Place & Lake Apts) **Plan No.** 120220130 and 820220180

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: 12/08/2022

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.)


Patricia A. Harris		Lerch, Early & Brewer, Chtd.	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Suite 700			
<i>Street Address</i>			
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<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 841-3832		paharris@lercheearly.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 3 months until 02/23/2023

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

Needed additional time to work our DRC issues primarily related to urban design (including reduced length of driveways which shifted many components of the plan) and environmental issues.

Signature of Person Requesting the Extension



Signature

11/17/22

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 _____.