

# **Montgomery County Planning Board**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Date Mailed:

August 5, 2025

MCPB No. 25-102  
Site Plan Amendment No. 82024012A  
Loehmann's Plaza  
Date of Hearing: July 31, 2025

## **RESOLUTION**

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on January 31, 2024, the Planning Board, by Resolution MCPB No. 24-113, approved Site Plan No. 820240120 for approval of a site plan, along with a forest conservation plan and preliminary plan, for a maximum of 170,000 square feet of residential development on Lot Nos. 1 and 2 for up to 89 townhouses on 9.74 acres of Commercial Residential (CR-1.75, C-0.5, R-1.5, H-75)-zoned land, generally bounded by Randolph Road to the north, Parklawn Drive to the west and northwest, and Putnam Road to the east, located at 5200 Randolph Road, Rockville, MD ("Subject Property") in the North Bethesda Policy Area and Randolph Hills area of the 2018 *White Flint 2 Sector Plan* ("Sector Plan"); and

WHEREAS, on April 26, 2024, Rosenfeld Investment, LLC ("Applicant") filed an application for approval of an amendment to the previously approved site plan to widen Lauderdale Drive from 65 to 68 feet to accommodate large trucks (WB-67) for delivery to a future grocer and provide other minor adjustments on the Subject Property; and

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82024012A, Loehmann's Plaza ("Site Plan," "Amendment," or "Application"); and

WHEREAS, the Application was submitted for concurrent review and approval with Preliminary Plan Amendment No. 12024010A; and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated July 21, 2025, providing its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

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Approved as to  
Legal Sufficiency:

/s/ Allison Myers  
M-NCPPC Legal Department

WHEREAS, on July 31, 2025, the Planning Board held a public hearing on the Application and voted to approve the Application subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan Amendment No. 82024012A to widen Lauderdale Drive from 65 to 68 feet to accommodate large trucks (WB-67) for delivery to a future grocer and provide other minor adjustments by making the following changes to the conditions:<sup>1</sup>

Condition No. 3 deleted in its entirety.

Condition No. 13 modified and replaced with the following;

13. Transportation

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section (DPS-ROW) in its memo dated June 30, 2025 (which includes the prior letter of September 26, 2024), and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in their memo, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

BE IT FURTHER RESOLVED that all other site plan conditions of approval for this project remain valid, unchanged, and in full force and effect.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Loehmann's Plaza and Site Plan Amendment No. 82024012A, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that having considered the recommendations of its Staff as presented at the hearing and/or provided in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, and all findings not specifically addressed remain in effect.

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<sup>1</sup> For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

4. *The development satisfies applicable use standards, development standards, and general requirements under the Zoning Ordinance.*

c. General Requirements

ii. *Parking, Queuing and Loading*

The Amendment makes no changes to the existing onsite parking, and no queuing is anticipated for the Site.

As part of the related Preliminary Plan amendment, the loading access will be limited to trucks no larger than a WB-67, which is a change from the previously analyzed and approved WB-50 (smaller truck). WB-67 trucks must access the site from the east along Randolph Road and are limited to westbound left-turn movements. WB-67 trucks will exit the Site via the existing driveway access on Parklawn Drive. All other loading is limited to SU-30 size trucks (box trucks) and is proposed to occur on the private alleys and both of the public and private streets onsite. The expansion of Lauderdale Drive from 65 to 68 feet will allow for safe and sufficient loading access for larger trucks.

All other development standards remain unchanged and satisfy the requirements of Chapter 59.

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is

August 5, 2025

(which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal consistent with the Maryland Rules for the judicial review of administrative agency decisions.

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**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of a resolution approved and adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Hedrick, seconded by Vice Chair Pedoeem, with a vote of 4-0; Chair Harris, Vice Chair Pedoeem, and Commissioners Hedrick, and Linden, voting in favor of the motion, Commissioner Bartley necessarily absent, at its regular meeting held on Thursday, July 31, 2025, in Wheaton, Maryland and via video conference.



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Artie L. Harris, Chair  
Montgomery County Planning Board