

FEDERAL PLAZA WEST
SKETCH PLAN NO. 320220100 & PRELIMINARY PLAN NO. 120220140
EXTENSION REQUEST NO. 3



Description

Request to extend review period for the Sketch Plan and Preliminary Plan from March 9, 2023 to April 27, 2023. This is the third extension request. The Sketch and Preliminary Plans propose to redevelop a surface parking lot and vacant commercial development into a mixed-use development with up to 500 residential units and 108,965 square feet of commercial development. The project is located at 1776 East Jefferson Street, zoned CRT-2.25 C-0.75 R-1.5 H-150 on 6.52 acres within the 2018 *White Flint 2 Sector Plan*.

Nos. 320220100 & 120220140
Completed: 2-27-2023

MCPB
Item No. 3
3-9-2023

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

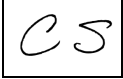
Planning Staff



Amy Lindsey, Planner III, Midcounty Planning, Amy.Lindsey@montgomeryplanning.org, 301-495-2189



Matthew Folden, Supervisor, Midcounty Planning, Matthew.Folden@montgomeryplanning.org, 301-495-4539



Carrie Sanders, Chief, Midcounty Planning, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

Summary

LOCATION:

1776 East Jefferson Street

200 feet south of Rollins Avenue

MASTER PLAN ZONE:

2018 *White Flint 2 Sector Plan*

PROPERTY SIZE:

6.52 acres

APPLICANT:

Federal Realty c/o Federal Realty
Investment Trust

ACCEPTANCE DATE:

May 18, 2022

REVIEW BASIS:

Section 50.4.1.E
Section 59.7.3.3.C

- Section 59.7.3.3.C provides a 120-day review period for Sketch Plan hearings. The Planning Board may extend this period.
- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. The Planning Board may extend this period.
- On September 8, 2022, the Planning Board approved Extension Request #1, extending the review period for the Sketch and Preliminary Plans from September 15, 2022 to December 15, 2022.
- On December 15, 2022, the Planning Board approved Extension Request #2, extending the review period for the Sketch and Preliminary Plans from December 15, 2022 to March 9, 2023.
- The Applicant has requested a third extension, in a letter dated February 21, 2023, extending the review period for the Sketch and Preliminary Plans from March 9, 2023 to April 27, 2023.
- The Applicant requests an extension for both Applications to be heard concurrently to ensure the most efficient use of the Planning Department and Planning Board's resources and to address all agency comments.
- The Applicant has been coordinating with staff from MCDOT, City of Rockville, and M-NCPPC regarding pedestrian and bicycle transportation improvements and the transition to City of Rockville facilities.

ATTACHMENT

Attachment A: Applicant's Extension Request

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 _____.