

**FEDERAL PLAZA WEST
SKETCH PLAN NO. 320220100
PRELIMINARY PLAN NO. 120220140
EXTENSION REQUEST NO. 6**



Description

Request to extend review period for the Sketch Plan and Preliminary Plan from June 29, 2023 to July 13, 2023. This is the sixth 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: 6-16-2023

MCPB
Item No. 3
6-29-2023

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



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Summary

LOCATION:

1776 East Jefferson Street, 200 feet south of Rollins Avenue

MASTER PLAN/ZONE:

2018 *White Flint 2 Sector Plan*
CRT-2.25 C-0.75 R-1.5 H-150

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.
- On March 9, 2023, the Planning Board approved Extension Request #3, extending the review period for the Sketch and Preliminary Plans from March 9, 2023 to April 27, 2023.
- On May 4, 2023, the Planning Board approved Extension Request #4, extending the review period for the Sketch and Preliminary Plans from April 27, 2023 to June 22, 2023.
- On June 8, 2023, the Planning Board approved Extension Request #5, extending the review period for the Sketch and Preliminary Plans from June 22, 2023 to June 29, 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.
- This extension request is to accommodate schedule conflicts.

ATTACHMENT

Attachment A: Applicant's Extension Request

ATTACHMENT A



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

Effective: January 29, 2021

2425 Reedie Drive
Wheaton, Maryland 20902

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REGULATORY REVIEW EXTENSION REQUEST

Request #1

Request #6

M-NCPPC Staff Use Only

File Number Date Received	_____ _____	MCPB Hearing Date	_____
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Plan Name: _____ **Plan No.** _____

This is a request for extension of:

<input type="checkbox"/> Project Plan	<input type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> 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~~ ^{weeks} until _____

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

Signature of Person Requesting the Extension



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 _____.