

**LOEHMANN'S PLAZA
SKETCH PLAN NO. 320230050**

EXTENSION REQUEST NO. 2

Description

Second request to extend the regulatory review period for the Loehmann's Plaza Sketch Plan from October 26, 2023, through November 30, 2023. The Application seeks to implement infill development with up to 710,000 square feet of residential uses and up to 40,000 square feet of commercial uses for a cumulative density of up to 750,000 square feet of mixed-use development, with 15% Moderately Priced Dwelling Units (MPDUs), open space, pedestrian and bicycle improvements, and associated public benefits to support incentive density.

NO. 320230050

Completed 9-28-2023

MCPB

Item No. 3

10-12-2023

Montgomery County

Planning Board

2425 Reedie Drive

Floor 14

Wheaton, MD 20902



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Summary

LOCATION:

5200 Randolph Road

MASTER PLAN

2018 *White Flint II Sector Plan*

MASTER PLAN ZONE

CR-1.75, C-0.5, R-1.5, H-75

PROPERTY SIZE

9.74 acres

APPLICANT

Rosenfeld Investment, LLC

ACCEPTANCE DATE:

June 28, 2023

REVIEW BASIS:

Chapter 22A, Forest Conservation Law
Chapter 59, Zoning Ordinance

- Section 59.7.3.3.C of the Zoning Ordinance provides a 90-day review period for Sketch Plan hearings. The Planning Board may, however, extend this period.
- On August 8, 2023, the Applicant requested a 30-day extension of the regulatory review period, which was approved by the Planning Director on August 9, 2023 from September 26 through October 26, 2023.
- This is the second extension request associated with the subject project.
- The Applicant has requested, in an application dated September 19, 2023, that the review period for the Sketch Plan be extended by two (2) weeks from October 26, 2023 to November 9, 2023. However, Staff recommends the Planning Board extend this request by 30 days in case of unforeseen circumstances in scheduling the hearing.
- This extension will allow the Applicant to continue to work with Planning Staff and the Montgomery County Department of Transportation (MCDOT), to adequately address a variety of Development Review Committee (DRC) comments.
- Key issues that require additional agency coordination include: (1) refinement of proposed new roadways; (2) refinement of the proposed public benefit points for incentive density; (3) requirements for open space; and (4) phasing.
- Staff recommends APPROVAL of the extension request through November 30, 2023.
- The Planning Board hearing on the application may take place before the end of the review period, with a tentative Planning Board date of November 9, 2023, and will be publicly noticed in accordance with the Zoning Ordinance.

ATTACHMENT A



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:

<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 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 _____.