

LOEHMANN'S PLAZA
PRELIMINARY PLAN NO. 120240100
SITE PLAN NO. 820240120
FOREST CONSERVATION PLAN NO. F20240680
EXTENSION REQUEST NO. 1

Description

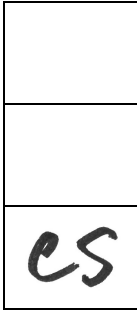
Request to extend the regulatory review period for the Loehmann's Plaza Preliminary, Site, and Forest Conversation Plans for ten (10) additional weeks, from August 29, 2024, through November 7, 2024. The Application seeks to implement infill development with up to 710,000 square feet of residential uses and up to 40,000 square feet of commercial uses for a cumulative density of up to 750,000 square feet of total development, with 15% Moderately Priced Dwelling Units (MPDUs), open space, pedestrian and bicycle improvements, and associated public benefits to support incentive density. The Site is an existing shopping center on 9.74-acres of land zoned Commercial Residential (CR-1.75, C-0.5, R-1.5, H-75).

NO. 120240100
NO. 820240120
NO. F20240680

COMPLETED: 7/22/24

MCPB
Item No. 3
7/25/24

2425 Reddie Drive
Floor 14
Wheaton, MD 20902



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LOCATION:

5200 Randolph Road

MASTER PLAN

2018 *White Flint II Sector Plan*

MASTER PLAN ZONE

Commercial Residential (CR-1.75, C-0.5, R-1.5, H-75) Zone

PROPERTY SIZE

9.74 acres

APPLICANT

Rosenfeld Investment, LLC

ACCEPTANCE DATE:

April 26, 2024

REVIEW BASIS:

Chapter 22A, Forest Conservation Law
Chapter 50, Subdivision Regulations
Chapter 59, Zoning Ordinance

 **Summary**

- Section 59.7.3.C of the Zoning Ordinance provides a 120-day review period for Site Plan hearings. The Planning Board may, however, extend this period.
- This is the first extension request associated with the Applications that were jointly submitted.
- The Applicant has requested, in an application dated July 18, 2024, that the review period for the Preliminary, Site, and Forest Conservation Plans be extended by ten (10) weeks from August 29, 2024 to November 7, 2024.
- 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 roads and bicycle facilities; (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 7, 2024.
- 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 7, 2024, and will be publicly noticed in accordance with the Zoning Ordinance.

Attachment:

- A. Applicant’s Extension Request (dated July 18, 2024)

ATTACHMENT A



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

Effective: January 29, 2021

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Wheaton, Maryland 20902

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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

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 _____.