

# **Montgomery County Planning Board**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**DATE MAILED:**

**August 5, 2025**

MCPB No. 25-101

Preliminary Plan Amendment No. 12024010A

Loehmann's Plaza

Date of Hearing: July 31, 2025

## **RESOLUTION**

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on January 31, 2025, the Planning Board, by Resolution MCPB No. 24-112, approved Preliminary Plan No. 120240100, to create four (4) lots for up to 710,000 square feet of residential uses (for up to 134 townhouse units and up to 546 multi-family dwelling units (up to 680 units total)) and 40,000 square feet of commercial uses, and six (6) open space and roadway parcels on 9.74 acres of land in the CR-1.75, C-0.5, R-1.5, H-75 zone, located 5200 Randolph Road, Rockville, MD, 20852 ("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 preliminary plan to widen Lauderdale Drive from 65 to 68 feet on the Subject Property; and

WHEREAS, Applicant's application to amend the preliminary plan was designated Preliminary Plan Amendment No. 12024010A, Loehmann's Plaza ("Preliminary Plan," "Amendment," or "Application"); and

WHEREAS, the Application was submitted for concurrent review and approval with Site Plan Amendment No. 82024012A; 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 Preliminary Plan Amendment No. 12024010A to to widen Lauderdale Drive from 65 to 68 feet by replacing Conditions No. 4, 7, 12, and 26 with the following modified conditions:<sup>1</sup>

#### **Outside Agencies**

4. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated July 9, 2025, and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
7. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS"), Fire Department Access and Water Supply Section in its letter dated November 6, 2024, and amended on June 17, 2025, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letters, which MCDPS may amend if the amendment does not conflict with other conditions of Preliminary Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the Storm Water Management easements and facilities.

#### **Transportation Loading**

12. Prior to certification of the Preliminary Plan, the Applicant must submit a Loading Management Plan that limits the Site to a loading design vehicle no larger than a WB-67 truck. WB-67 loading operations are limited to an inbound westbound left-turning movement at the intersection of Randolph Road and Lauderdale Drive and an outbound westbound right-turn at the Parklawn Drive driveway access. All other loading inbound and outbound movements are limited to a single-unit truck (SU-30). Final signage locations to be reviewed and approved by DPS at the time of right-of-way permit associated with the Phase 1 Site Plan. Any future modifications to the Loading Management Plan allowing the use of larger trucks can be approved administratively by the Planning Director.

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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.

### **Certified Preliminary Plan**

26. Before submitting the Certified Preliminary Plan, the Applicant must make the following changes:
- a) Show resolutions and approval letters on the certified set.
  - b) Delineate the limits of the following future streets. The book and page number must be shown on the record plat for the applicable phases.
    - i. Covenant for Future Dedication on Macon Road.
    - ii. An easement/covenant that allows the possibility to extend Longstone Way to Parklawn Drive if the Parklawn Drive and Randolph Road intersection is realigned.
    - iii. An easement/covenant that allows the possibility to extend Private Street West to Randolph Road if the Parklawn Drive and Randolph Road intersection is realigned.
  - c) Update labels of curb radii on plans for consistent labeling.
  - d) Show directional curbs ramp on the northeast and southeast corners of the Macon Road and Parklawn Drive intersection.
  - e) Provide a loading management plan that includes the quantity and location of the required roadway signage for truck size restrictions for the Site.
  - f) Remove the interim Section K-1 from the Lauderdale Road street section.
  - g) On the lotting plan (Sheet No. PP7), ensure the labels and the square footage table correspond.
  - h) The Applicant must submit for review and approval, a loading management plan with the building management company monitoring and coordinating the frequency of daily and weekly deliveries to be confirmed by MCDOT and Planning Staff.

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

BE IT FURTHER RESOLVED that having considered the recommendations of its Staff as presented at the hearing and/or as set forth 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 preliminary plan, and all findings not specifically addressed remain in effect.

*3. Public facilities will be adequate to support and service the area of the subdivision.*

*a) Roads and other Transportation Facilities*

*ii. Proposed public transportation infrastructure*

Lauderdale Drive will be a two-lane public road with a 68-foot-wide right-of-way, increased by a width of three feet from the original approval. The changes to width of Lauderdale Drive will require reconfiguration of the vehicular/pedestrian signals at the intersection of Randolph Road and Lauderdale Drive and new separate crossings for the bicycles and pedestrians.

Lauderdale Drive runs north to south, connecting to Randolph Road to the north and Macon Road to the south. Both sides of the road will have six-foot-wide street buffers and six-foot-wide sidewalks, with limited areas of eight-foot-wide street buffers to provide on-street parking consistent with the 2024 *Complete Streets Design Guide*. A covenant for future dedication will be provided to allow a future extension of Lauderdale Drive to the property to the south if and when that property is redeveloped.

All other transportation aspects of the Property will remain the same, and all public facilities remain adequate to serve the Property.

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);

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