E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Preliminary Plan - 12016008A
APPROVAL
Carrie Sanders 07/10/23





*3. the waiver is:*

*a. the minimum necessary to provide relief from the requirements; and up to 6 years would be the minimum necessary.*

With a 6-year extension, up to 3 years would be made available for Phase I and up to 3 years to complete Phase II. This new timeline accommodates the Planning Board's extension to validate the Preliminary Plan as quickly as possible to maximize the APF extension time granted by the Board and allows the Applicant adequate time to meet existing obligation to their current tenants.

*b. consistent with the purposes and objectives of the General Plan.*

During the initial Preliminary Plan approval, the Planning Board found the Project to be consistent with the 2010 *White Flint Sector Plan*. Additionally, the Project is consistent with the purposes and objectives of the recently adopted Thrive Montgomery 2050 General Plan. A fundamental element for Thrive 2050 is promoting growth along major transportation corridors to maximize the efficient use of land and create Complete Communities. The Plan specifically identifies the Rockville Pike (MD 355) corridor that connects several activity centers and considers this corridor appropriate for more intensive development. Infill and redevelopment along major corridors will retrofit outdated buildings, redevelop surface parking lots, create a finer-grained network of streets, and add gathering spaces that complement publicly owned parks. Thrive 2050 also recommends retrofitting "centers of activity and large-scale older facilities such as shopping centers, abandoned federal campuses, office parks, and other single-use developments to include a mixture of uses and diversity of housing types and to provide a critical mass of housing, jobs, services, and amenities necessary for vibrant, dynamic Complete Communities." Therefore, by granting the waiver to approve the requested extensions to the APF validity period phasing schedule, the redevelopment of the Subject Property along one of the County's major corridors will implement the vision and objectives of both the Sector Plan and the Thrive 2050 General Plan.

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUN 06 2023 (which is the date that this Resolution is mailed to all parties of record); and



BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

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**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on the motion of Commissioner Hedrick, seconded by Commissioner Pedoeem, with a vote of 4-0, Chair Zyontz, and Commissioners Bartley, Hedrick, and Pedoeem voting in favor Commissioner Piñero necessarily absent, at its regular meeting held on Thursday, May 25, 2023, in Wheaton, Maryland and via video conference.

Jeffrey Zyontz, Chair
Montgomery County Planning Board

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GERMANTOWN, MARYLAND 20874



AMENDMENT A:
1. REQUEST TO EXTEND THE PRELIMINARY PLAN VALIDITY PERIOD AND APF PHASING SCHEDULE.

VIKA
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PREPARED FOR:
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BRIAN DOWNIE

| REVISIONS | DATE |
|---|---|
| 12016008O | 6/10/2016 |
| 12016008A | 6/6/2023 |

PROFESSIONAL SEAL
STATE OF MARYLAND
JEFFREY C. DEWBERRY
606
PROPERTY LINE SURVEYOR

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS COMPLETE AND ACCURATE, IN ACCORDANCE WITH EXISTING SURVEYS, VISUAL OBSERVATIONS, AND AVAILABLE RECORDS. I ALSO HEREBY CERTIFY THAT THIS ID PLAT IS IN CONFORMITY WITH MONTGOMERY COUNTY ZONING ORDINANCE SECTION 59-H-2.4 (B). JEFFREY DEWBERRY, LICENSE No. 606 EXPIRATION DATE: APRIL 21, 2025

# SAUL CENTERS WHITE FLINT WEST

8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:215NW05 & 214NW05
TAX MAP: HQ122 & HQ121

MNCPPC
# 12016008A

APPROVALS & RESOLUTIONS

DRAWN BY: JDC
DESIGNED BY: JPD
DATE ISSUED: 6/25/2023

DRAWING NO. PP-2B

SHEET NO.

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LAYOUT: PP-2B, Plotted By: Posthuma