



Item # 5
MCPB 01/09/03

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: January 3, 2003
TO: Montgomery County Planning Board
VIA: Joe R. Davis, Chief *JRD*
Development Review Division
FROM: Michael Ma, Supervisor *mm*
(301) 495-4523

REVIEW TYPE: **Amended Project Plan**
CASE NUMBER: **9-01003A**
PROJECT NAME: **Rockville Target**
APPLYING FOR: 146,168 square feet of retail/commercial space
REVIEW BASIS: Division 59-D-3, Montgomery County Zoning Ordinance

ZONE: RMX-3C
LOCATION: South side of Bou Avenue, approximately 200 feet east of Chapman Avenue
MASTER PLAN: North Bethesda-Garrett Park
APPLICANT: Target Corp.
FILING DATE: September 24, 2002
HEARING DATE: January 9, 2003



STAFF RECOMMENDATION: Approval of extension of review period for Project Plan 9-01003A.

BACKGROUND

Project Plan 9-01003 was approved by the Planning Board with conditions on January 4, 2001 for a Home Depot store at the subject site, which is part of Montrose Crossing Shopping Center. On February 15, 2001, Site Plan 8-01002 for the store was approved by the Planning Board with conditions. Home Depot later decided it would not proceed due to difficulties and expenses involved in the project. Target, Inc. acquired the project in 2002 and filed Project Plan and Site plan amendment applications with the Planning Board to build a Target store on the site. Both applications are scheduled to be heard by the Planning Board on January 9.

The site is near City of Rockville. City of Rockville, however, did not receive any notice regarding the revised applications and found out the hearing date this week. To give the City adequate time to review the revised plans and forward its comments to the Planning Board, staff recommends extension of review period for the Project Plan and postponement of the hearing to a later date. The applicant has scheduled a meeting with the City staff to discuss the proposal on January 6. A hearing for both applications will be scheduled soon.