

**MEMORANDUM**

DATE: July 8, 2005
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
 Michael Ma, Supervisor
 Development Review Division
FROM: Robert A. Kronenberg *RAK*
 Planning Department Staff
 (301) 495-2187



REVIEW TYPE: Project Plan Review
APPLYING FOR: Approval of 328 multi-family dwelling units, including 41 MPDUs on 2.62 acres
PROJECT NAME: **The Galaxy**
CASE #: 9-05005
REVIEW BASIS: Sec. 59-D-2, M. C. Zoning Ordinance

ZONE: CBD-1
LOCATION: Located on the southeast quadrant of the intersection of 13th Street and Eastern Avenue in south Silver Spring
MASTER PLAN: Silver Spring CBD
APPLICANT: RST Development
FILING DATE: April 19, 2005
HEARING DATE: July 14, 2005

The subject Project Plan application for The Galaxy was filed by the applicant on April 19, 2005. Section D-2.2 of the Zoning Ordinance provides that a public hearing shall be held by the Planning Board no later than 90 days after the filing of a project plan. This time period, however can be extended by the Planning Board.

Staff recommends extension of the review period for the Project Plan and postponement of the hearing date to address amendments to the proposal after the filing of the application. The hearing for the Project Plan application will be held on July 28, 2005.