

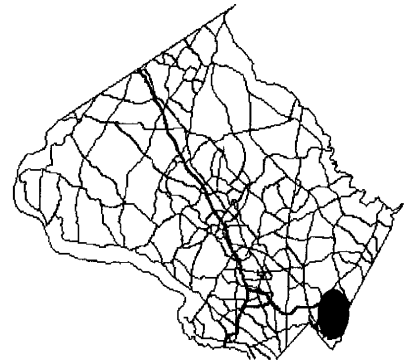


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item # 7
MCPB 6/2/05

MEMORANDUM

DATE: May 27, 2005
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief
Michael Ma, Supervisor
FROM: Robert A. Kronenberg, RLA
Planning Department Staff
(301) 495-2187



PROJECT NAME: Easley Subdivision (The Adele)
CASE #: 9-05003
REVIEW TYPE: Project Plan

ZONE: CBD-1
APPLYING FOR: Approval of approximately 145,471 gross square feet of development, including 96 residential condo units, of which 15 will be MPDUs and 33,220 square feet of retail, on approximately 0.96 acres

LOCATION: 8222-8224 Fenton Street, located in the southwest quadrant of the intersection of Fenton Street and Thayer Avenue in Downtown Silver Spring
MASTER PLAN: Silver Spring Central Business District

REVIEW BASIS: Division 59-D-2.11 of the Zoning Ordinance requires submission of a Project Plan as part of the application for the use of optional method of development for a CBD zoned property.

APPLICANT: Fenton Street Development, LLC
FILING DATE: March 9, 2005
HEARING DATE: June 2, 2005

The subject Project Plan application for the Easley Subdivision was filed by the applicant on March 9, 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 June 23, 2005.