

**MEMORANDUM**

DATE: October 14, 2005

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RKR*
Michael Ma, Supervisor *Ma*
Development Review Division

FROM: Robert A. Kronenberg, RLA *RAK*
Planning Department Staff
(301) 495-2187

PROJECT NAME: 8021 Georgia Avenue

CASE #: 9-06002

REVIEW TYPE: Project Plan Review

ZONE: CBD-1

APPLYING FOR: Approval of a maximum of 185 multi-family dwelling units, of which 23 (or 12.5% of the total number of units) will be MPDUs, under the optional method of development, on 1.27 gross acres

LOCATION: Located in the northeast quadrant of the intersection with Georgia Avenue and Burlington Avenue in Silver Spring

MASTER PLAN: Silver Spring Central Business District
Ripley/South Silver Spring Overlay Zone

REVIEW BASIS: Division 59-D-2 of the M. C. Zoning Ordinance requires submission of a Project Plan as part of the application for the use of the optional method of development for a CBD zoned property.

APPLICANT: Cypress Realty Investments, LLC
C/O Union Realty Partners, Inc.

FILING DATE: July 22, 2005

HEARING DATE: October 20, 2005



The applicant filed the subject Project Plan application for 8021 Georgia Avenue on July 22, 2005. Section D-2.2 of the Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a project plan. The Planning Board, however, can extend this time period. The Applicant is revising their proposal to include additional dwelling units within the same footprint of the building and change the layout of below-grade parking spaces.

Staff recommends extension of the review period for the Project Plan and postponement of the hearing in order to process the revised application through DRC and agency review. The hearing for the Project Plan application will be held on January 19, 2006.