

MEMORANDUM

**DATE:** October 26, 2005  
**TO:** Montgomery County Planning Board  
**VIA:** Rose Krasnow, Chief *RK*  
 Michael Ma, Supervisor *Ma*  
 Development Review Division  
**FROM:** Robert A. Kronenberg, RLA *RAK*  
 Planning Department Staff  
 (301) 495-2187

**PROJECT NAME:** Cameron House  
**CASE #:** 9-06003  
**REVIEW TYPE:** Project Plan

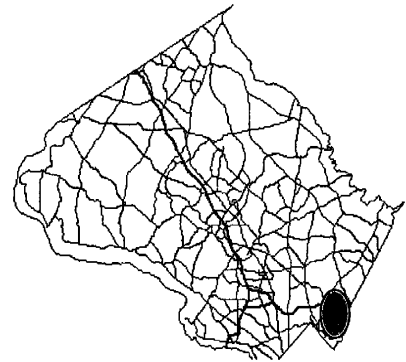
**ZONE:** CBD-2  
**APPLYING FOR:** Approval of approximately 386,900 gross square feet of development, including a maximum of 312 residential multi-family condominium units, of which 39 will be MPDUs, and 7,330 square feet of retail on approximately 1.63 acres

**LOCATION:** 8710 Cameron Street, located approximately 100 feet southwest of the intersection with Cameron Street and Spring Street in 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:** FF Realty LLC  
**FILING DATE:** August 12, 2005  
**HEARING DATE:** November 10, 2005



The applicant filed the subject Project Plan application for Cameron House on August 12, 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.

Staff recommends extension of the review period for the Project Plan and postponement of the hearing in order to address transportation planning comments for the traffic study. The hearing for the Project Plan application will be held on December 8, 2005.