MEMORANDUM

DATE: January 9, 2005

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief Development Review Division

FROM: Robert A. Kronenberg, Acting Supervisor Planning Department Staff
(301) 495-2187

PROJECT NAME: 8021 Georgia Avenue
CASE #: 92006002
REVIEW TYPE: Project Plan Review

ZONE: CBD-1
APPLYING FOR: Extension of the Review Period

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: WMATA by Cypress Realty Investments, LLC
Agent D. Cooper

FILING DATE: November 10, 2005
HEARING DATE: January 19, 2006

The subject Project Plan application for 8021 Georgia Avenue was filed by the applicant on November 10, 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 vehicular circulation associated with Burlington Avenue. The hearing for the Project Plan application will be held on February 23, 2006.