

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

Item # 5
MCPB 2-23-06

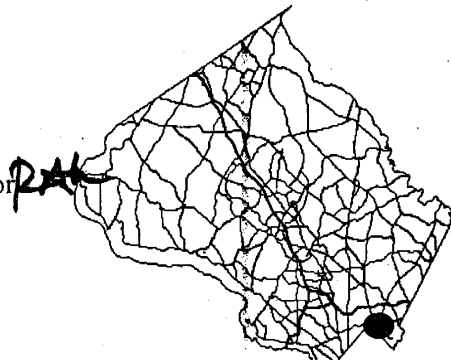
MEMORANDUM

DATE: February 17, 2006
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *REK*
 Development Review Division
FROM: Robert A. Kronenberg, Acting Supervisor *RAK*
 Planning Department Staff
 (301) 495-2187

PROJECT NAME: 8021 Georgia Avenue
CASE #: 920060020
REVIEW TYPE: Project Plan Review

ZONE: CBD-1
APPLYING FOR: Approval of a maximum of 210 multi-family dwelling units, of which 27 (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: February 23, 2006



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.

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 rescheduled once the transportation related issues have been resolved.