



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Item #**  
**MCPB 10-17-07**

**MEMORANDUM**

**DATE:** October 6, 2007  
**TO:** Montgomery County Planning Board  
**VIA:** Rose Krasnow, Chief *RK*  
 Development Review Division  
**FROM:** Robert A. Kronenberg, Supervisor *RAK*  
 Planning Department Staff  
 (301) 495-2187  
**PROJECT NAME:** Falkland Chase  
**CASE #:** 920070080  
**REVIEW TYPE:** Project Plan  
**ZONE:** CBD-R1  
**APPLYING FOR:** Request for Extension for approximately  
 61,314 square feet of retail and 1,020 multi-family residential dwelling units,  
 including 128 MPDUs on 8.99 acres  
**LOCATION:** Property is located on North Falkland Lane, approximately 400 feet east of 16<sup>th</sup>  
 Street in Silver Spring, Maryland  
**MASTER PLAN:** Silver Spring CBD  
**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:** Home Properties Falkland Chase LLC  
**FILING DATE:** November 3, 2006  
**HEARING DATE:** October 18, 2007



The applicant filed the subject Project Plan application for Falkland Chase on November 3, 2006. 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 received a 90 day extension of the review period on June 28, 2007 and on September 9, 2007 in order to address issues related to public use and amenities and historic resources. On August 15, 2007, the Historic Preservation Commission approved the nomination of the designation and protection of the existing Falkland Apartments site as a historic site and resource.

The Applicant has requested a third extension to continue addressing the designation of the site for historic preservation and obtain the necessary agency approvals.

Staff recommends **APPROVAL** of the extension of the review period for the Project Plan for an additional 90 days.