



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

Item #
MCPB 6-28-07

MEMORANDUM

DATE: June 18, 2007
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
 Development Review Division
FROM: Robert A. Kronenberg, Acting Supervisor *RAK*
 Planning Department Staff
 (301) 495-2187

PROJECT NAME: Falkland Chase
CASE #: 920070080
REVIEW TYPE: Project Plan

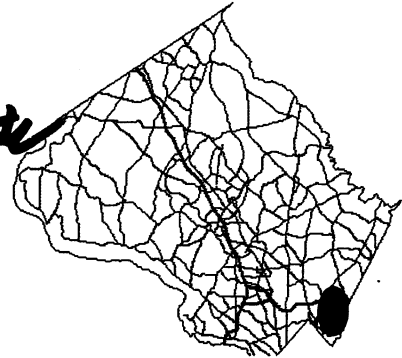
ZONE: CBD-R1
APPLYING FOR: Request for Extension for approximately 61,314 square feet of retail and 1,020 multi-family residential dwelling units, including 128 MPDUs on 8.99 acres

LOCATION: Property is located on North Falkland Lane, approximately 400 feet east of 16th 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: June 28, 2007



The applicant filed the subject Project Plan application for Auburn Avenue 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 has requested postponement of the June 28, 2007 hearing in order to address issues related to public use and amenities and historic resources. Staff recommends extension of the review period for the Project Plan to September 6, 2007.

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

June 11, 2007

Barbara A. Sears
301.961.5157
bsears@linowes-law.com

Mr. Robert Kronenberg
Development Review
Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Falkland North Project Plan No. 920070080 – Request for Continuance of Hearing Date

Dear Mr. Kronenberg:

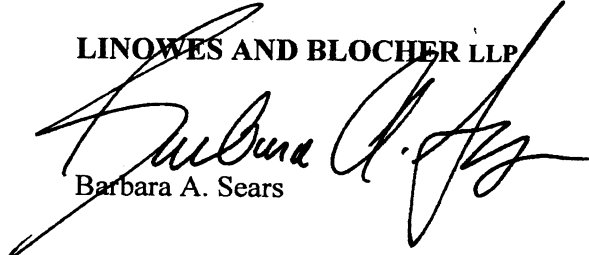
We appreciate the time you, Gwen, Steve and Glenn took to meet with Nelson Leenhouts and Don Hague of Home Properties, Trini Rodriguez and me last Friday. We appreciate the input we received and will provide the information we discussed on the public amenity space to you as soon as it is available.

As you know, we are currently scheduled for a June 28, 2007 public hearing on the Falkland North Project Plan. In light of the issues that are necessary to resolve regarding the public amenity space, we have agreed that more time is necessary so that additional plans may be developed and reviewed. Therefore, the purpose of this letter is to request, pursuant to Section 59-D-2.2, that the June 28, 2007 hearing date be rescheduled for September 6, 2007. It is my understanding from our meeting that time is available for this hearing on the Board's September 6, 2007 agenda.

Should you have any questions, please feel free to contact me. Thank you.

Very truly yours,

LINOWES AND BLOCHER LLP


Barbara A. Sears

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Robert Kronenberg
June 11, 2007
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cc: Ms. Gwen Wright
Mr. Glenn Kreger
Mr. Steve Federline
Mr. Nelson Leenhouts
Mr. Don Hague
Ms. Trini Rodriguez
Erin Girard, Esq.