



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

Item #
MCPB 5/3/07

MEMORANDUM

DATE: 4/20/07

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RKYL*
 Robert Kronenberg, Acting Supervisor *PAK*
 Development Review Division

FROM: Joshua C. Sloan, ASLA *JCS*
 Development Review Division
 (301) 495-4597

REVIEW TYPE: Project Plan

CASE #: 91987001A

PROJECT NAME: City Place

APPLYING FOR: Extension of the 90 day review period for a project plan per Section D-2.2 of the Zoning Ordinance.

REVIEW BASIS: Div. 59-D-2.11 of the Montgomery County Zoning Ordinance

ZONE: CBD-3

LOCATION: The southwest quadrant of the intersection of Colesville Road and Fenton Street.

MASTER PLAN: Silver Spring CBD Sector Plan

APPLICANT: City Place Air Rights, LLC and City Place Limited Partnership

FILING DATE: 2/2/07

HEARING DATE: 5/3/07



The applicant filed the subject Project Plan application on August 16, 2006 and the project was accepted and scheduled on February 2, 2007. The subject Project Plan is being reviewed concurrently with Preliminary Plan 11987190A and Site Plan 81988046B.

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. There are three unresolved issues that require further analysis by Staff:

1. Changes to the total square footage of proposed office space require a revised traffic analysis and counts.
2. Changes to the front plaza require the review of the Art Review Panel.
3. The applicant requires further time to respond to Department of Public Works and Transportation comments regarding adjacent roads.

The fact that each of these issues will require interagency analysis and the submission of further information makes an extension of the Project Plan review period necessary. Staff is committed to bringing this project to the Planning Board within 90 days from this extension request date so that each of these issues can be resolved within the context of the entire project.