



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

Item #
MCPB 5/3/07

MEMORANDUM

DATE: April 23, 2007
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief
Development Review Division
FROM: Robert A. Kronenberg, Acting Supervisor *RAK*
Planning Department Staff
(301) 495-2187

PROJECT NAME: Monty
CASE #: 9-07002
REVIEW TYPE: Project Plan

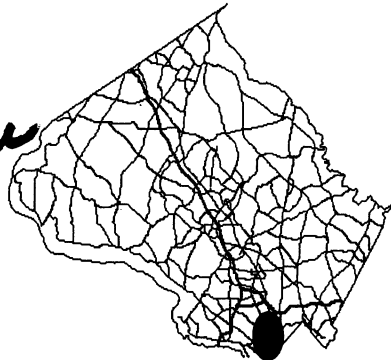
ZONE: CBD-2
APPLYING FOR: Request for Extension for approximately 154,864 gross square feet of new development, including a maximum of 118 market rate residential units; 15% MPDUs residential units; approximately 5,500 square feet of first floor retail on 25,586 gross square feet

LOCATION: Lot 657, Woodmont
Property is located on the southwestern corner of the intersection of Norfolk and Fairmont avenues, in the Woodmont Triangle area of Bethesda

MASTER PLAN: Bethesda CBD 1994, Woodmont Triangle Amendment 2006

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: Fairmont Development, LLC
FILING DATE: August 9, 2006
HEARING DATE: May 3, 2005



The applicant filed the subject Project Plan application for Monty on August 9, 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 address issues related to density transfer in the Woodmont Triangle and public use and amenities. The hearing for the Project Plan application will be held on May 17, 2007.

LINOWES
AND | BLOCHER LLP
ATTORNEYS AT LAW

April 20, 2007

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Mr. Robert Kronenberg
Development Review
Maryland-National Capital Park and
Planning Commission
8787 Georgia Avenue
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Hand Delivered

Re: Project Plan: No. 920070020 (the "Project Plan"); Monty LLC – Request for Continuance
Mr. Kronenberg:

The Project Plan is scheduled for review by the Montgomery County Planning Board at its regular meeting on May 3, 2007. As we have discussed, in order to allow for further refinement of the Staff recommendation on some complex issues, further adjustment to the plan and continued discussions with Staff, we will be asking the Planning Board on May 3 to defer its consideration of the Project Plan until May 17, 2007. Please let me know if any additional actions are necessary on the part of the Applicant prior to the May 3 Planning Board meeting. Also, please do not hesitate to contact me if you have any questions relating to this matter.

Thank you.

Very truly yours,

LINOWES AND BLOCHER LLP


Anne C. Martin

ACM:pi

cc: John Carter
Kristin Aleshire
Judy Daniel
Robert Hillerson, Esq.
David Weiss
William Landfair

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