



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

Item #
MCPB 9-6-07

MEMORANDUM

DATE: August 24, 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: September 6, 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 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 second extension, in their letter dated August 17, 2007 to further postpone the September 6, 2007 hearing to October 18, 2007 to continue addressing the designation of the site for historic preservation and the public use space and amenity package.

Staff recommends **APPROVAL** of the extension of the review period for the Project Plan to October 18, 2007.

LINOWES
AND | BLOCHER LLP
ATTORNEYS AT LAW

August 17, 2007

Erin E. Girard
301.961.5153
egirard@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:

As you know, the public hearing on the Falkland North Project Plan is currently scheduled for September 6, 2007. The purpose of this letter is to request, pursuant to Section 59-D-2.2 of the Montgomery County Code, that the September 6, 2007 hearing date be rescheduled for October 18, 2007. It is my understanding from our conversations with you that time is available for this hearing on the Board's October 18, 2007 agenda.

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

Very truly yours,

LINOWES AND BLOCHER LLP



Erin E. Girard

cc: Mr. Nelson Leenhouts
Mr. Don Hague
Mr. Michael Eastwood

L&B 853839v1/05628.0003