

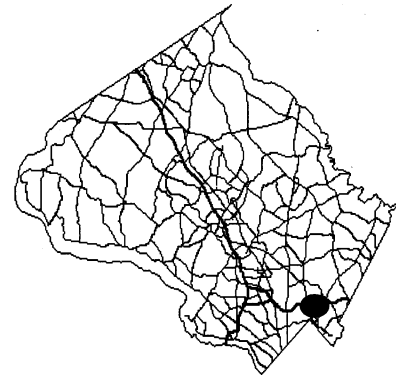


MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #
MCPB 4/26/07

MEMORANDUM

DATE: 4/16/07
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief
Robert Kronenberg, Acting Supervisor
Development Review Division
FROM: Joshua C. Sloan, ASLA
Development Review Division
(301) 495-4597



REVIEW TYPE: Project Plan
CASE #: 920070060
PROJECT NAME: Bonifant Plaza

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-1 and the Fenton Village Overlay Zone
LOCATION: On Bonifant Street, 135 feet east of Georgia Avenue.
MASTER PLAN: Silver Spring CBD Sector Plan

APPLICANT: 949/961, LLC
FILING DATE: 2/2/07
HEARING DATE: 4/26/07

The applicant filed the subject Project Plan application on October 5, 2006 and the project was accepted and scheduled on February 2, 2007. The subject Project Plan is being reviewed concurrently with Preliminary Plan 120070190.

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. The proposed alternative alignments of The Purple Line may impact the site.
2. The new road code has revised alley width recommendations that will impact access to the subject site.
3. The applicant is considering public art and other off-site contributions as part of its public amenity package.

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 the Planning Board as soon as each of these issues can be resolved within the context of the entire project.