

8676 GEORGIA AVENUE

SITE PLAN 820250050, EXTENSION REQUEST NO. 2

Second request to extend the review period from April 24, 2025 to June 26, 2025 to allow the Applicant to assess the viability of the development and to align the Site Plan hearing with a pending hearing on an associated Preliminary Plan Amendment.

The Site Plan proposes to construct a mixed-use building with up to 500,000 square-feet of total density, to include up to 20,000 square feet of ground floor commercial uses and up to 480,000 square feet of residential uses for up to 493 multifamily dwelling units, with 15.1 percent MPDUs, utilizing 226,500 square feet of Downtown Silver Spring Overlay Zone Density with an associated Civic Improvement Fund contribution, and rehabilitation of the designated Historic Tastee Diner. On 1.04 acres located at the southern quadrant of the intersection of Georgia Avenue and Cameron Street, Silver Spring; zoned CR-5.0 C-5.0 R-5.0 H-300 and Downtown Silver Spring Overlay Zone; 2022 *Silver Spring Downtown and Adjacent Communities Plan*.

NO. 820250050

COMPLETED: 4/14/2025

MCPB

Item No. Preliminary

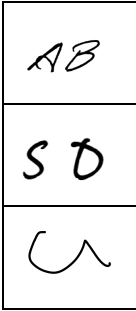
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4/24/2025

2425 Reddie Drive

Floor 14

Wheaton, MD 20902



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LOCATION:

Located at the southern quadrant of the intersection of Georgia Avenue and Cameron Street, Silver Spring; at 8676 Georgia Avenue and 8601 Cameron Street

MASTER PLAN

2022 Silver Spring Downtown and Adjacent Communities Plan

ZONE

CR-5.0 C-5.0 R-5.0 H-300 and Downtown Silver Spring Overlay Zone

PROPERTY SIZE

1.04 acres

APPLICANT

8676 Georgia Ave LLC

ACCEPTANCE DATE:

November 27, 2024

REVIEW BASIS:

Chapter 59



Summary

- Section 59.7.3.4.C provides a 120-day review period for Site Plan Applications. The Planning Board may, however, extend this period.
- A public hearing for this Application was originally scheduled and noticed for March 27, 2025.
- On March 26, 2025, the Planning Director approved a 30-day extension of the Site Plan review period, through April 24, 2025.
- The Applicant is requesting a second extension of the Site Plan review period from April 24, 2025 through June 26, 2025 (63 days) to assess the viability of the development and to align the Site Plan hearing with a pending hearing on associated Preliminary Plan Amendment No. 12023015A.
- A Planning Board hearing on the Application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance if necessary.
- Staff recommends APPROVAL of the extension request.

Attachment:

A. Applicant's Request