



Item # 7
MCPB 01/23/03

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: January 23, 2003
TO: Montgomery County Planning Board
VIA: Joe. R. Davis, Chief
Michael Ma, Supervisor
Development Review Division
FROM: Robert A. Kronenberg, RLA
Planning Department Staff
(301) 495-2187

PROJECT NAME: Newell Street Lofts
CASE #: 9-03000
REVIEW TYPE: Project Plan

ZONE: CBD-1
APPLYING FOR: 138,095 gross square feet of development, including 120 residential loft units and 3,000 square feet of professional office space
LOCATION: Southwest quadrant of the intersection of Newell and Kennett Streets
MASTER PLAN: Silver Spring Central Business District and Ripley/South Silver Spring Overlay Zone
REVIEW BASIS: Section 59-D-2.11, Montgomery County Zoning Ordinance
APPLICANT: 8045 Newell Street, LLC
C/o Patriot Group, LLC
FILING DATE: October 4, 2002
HEARING DATE: January 23, 2003

STAFF RECOMMENDATION: Approval of extension of review period for Project Plan 9-03000.

BACKGROUND

The Blair Station Post Office, located on the subject property, was nominated on December 27, 2002 for historic designation to the County's Locational Atlas and index of Historic Sites by the Silver Spring Historic Society. Our Historic Preservation Staff must respond to the nomination and present recommendations to the Historic Preservation Commission and Planning Board prior to presentation of the Project Plan. Additionally, new information is being required of the applicant with regard to the transportation report for the proposed residential use. The additional information has been sent for review to the County and State. Their respective reviews will extend beyond the January 23, 2003 board date.

Staff recommends extension of the review period for the Project Plan and postponement of the hearing date to a later date. A hearing for application will be scheduled soon.