

**MEMORANDUM**

DATE: March 5, 2004
TO: Montgomery County Planning Board
VIA: Joseph. R. Davis, Chief
 Michael Ma, Supervisor *Ma*
 Development Review Division
FROM: Robert A. Kronenberg, RLA
 Planning Department Staff
 (301) 495-2187

PROJECT NAME: 930 Wayne Avenue
CASE #: 9-04005
REVIEW TYPE: Project Plan

ZONE: CBD-2
APPLYING FOR: Approval of 151,140 gross square feet of development, including 143 residential condo units and 2,317 square feet of commercial retail on approximately 0.46 acres

LOCATION: 930 Wayne Avenue, Located on Wayne Avenue 300 feet east of Georgia Avenue in Downtown Silver Spring

MASTER PLAN: Silver Spring Central Business District
REVIEW BASIS: Section 59-D-2.11 of the Montgomery County Zoning Ordinance requires submission of a Project Plan for the optional method of development in the Central Business District

APPLICANT: 930 Wayne Avenue, LLC
 C/o Patriot Group, LLC

FILING DATE: December 15, 2003
HEARING DATE: March 11, 2004

The subject Project Plan application for 930 Wayne Avenue was filed by the applicant on December 15, 2003. Section D-2.2 of the Zoning Ordinance provides that a public hearing shall be held by the Planning Board no later than 90 days after the filing of a project plan. This time period, however can be extended by the Planning Board.

Staff recommends extension of the review period for the Project Plan and postponement of the hearing date to address amendments to the proposal after the filing of the application. The hearing for the Project Plan application will be held on April 29, 2004.