



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item # 12
MCPB 7/22/04

MEMORANDUM

DATE: July 7, 2004
TO: Montgomery County Planning Board
VIA: Rick Hawthorne, Chief
Michael Ma, Supervisor *Ma*
Development Review Division
FROM: Robert A. Kronenberg, RLA *RAK*
Planning Department Staff
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PROJECT NAME: Portico
CASE #: 9-04003
REVIEW TYPE: Project Plan
ZONE: CBD-R2
APPLYING FOR: Approval of 151,140 gross square feet of development, including 158 residential condo units, of which 24 will be MPDUs on approximately 0.65 acres
LOCATION: 100 feet southwest of Ramsey Avenue on Fidler Lane in Downtown Silver Spring
MASTER PLAN: Silver Spring Central Business District
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: 1203 Fidler Lane, LLC
C/o The Patriot Group, LLC
FILING DATE: May 12, 2004
HEARING DATE: July 22, 2004

The applicant filed the subject Project Plan application for Portico on May 12, 2004. 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.

Staff recommends extension of the review period for the Project Plan and postponement of the hearing date to address concerns of the adjacent community after the filing of the application. The hearing for the Project Plan application will be held on September 23, 2004.