

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Item **1**
MCPB
10/21/04

MEMORANDUM

TO: Montgomery County Planning Board
DATE: October 13, 2004
VIA: Richard Hawthorne, Acting Chief *RH*
Michael Ma, Supervisor *Ma*
Development Review Division
FROM: Wynn E. Witthans, RLA, AICP *WW*
Planning Department Staff
(301) 495-4584

REVIEW TYPE: Project Plan Review
APPLYING FOR: Continuance of review period for the approval for 52,832 sq. ft. of Retail and 477 multifamily units, inclusive of 60 MPDUs on 2.85 acres



PROJECT NAME: Silver Spring Gateway
CASE #: 9-04002A
REVIEW BASIS: Sec. 59-D-2, M. C. Zoning Ordinance
ZONE: CBD-2
LOCATION: South East of the intersection of Blair Mill Road and East West Highway
MASTER PLAN: Silver Spring CBD Sector Plan, Approved and adopted February 2000
APPLICANT: Silver Spring Gateway Residential, L.L.C.
FILING DATE: June 1, 2004
HEARING DATE: October 21, 2004

STAFF RECOMMENDATION:

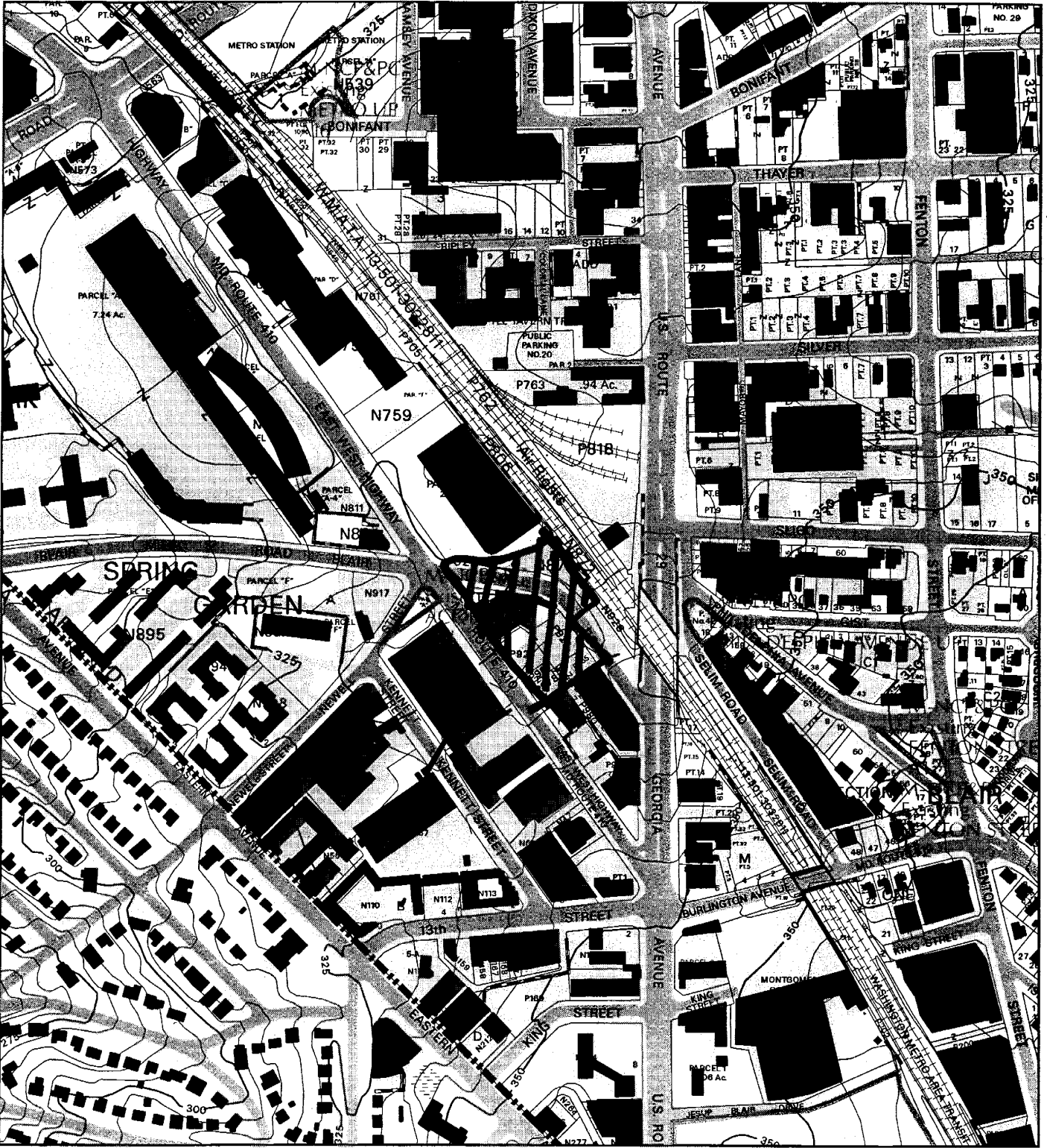
Approval of extension of Project Plan review period for six months (on or around April 2005)

BACKGROUND

The amended project plan was proposed to be heard by the Planning Board on September 23, 2004. The applicant needed to extend the review of the project to give themselves additional time to evaluate the proposal. The project plan was pulled from that agenda, but the formal hearing for the extension of the review period required public notice of the change. That notice has been given for this hearing. Staff continues to work with the applicant to refine the proposal.

G: ProjPlan_ssgateway.extension

SILVER SPRING GATEWAY ~~(S015001)~~ 9-04002A



Map compiled on August 24, 2004 at 10:34 AM | Site located on base sheet no - 210NW01

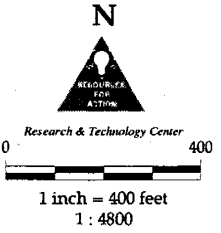
NOTICE

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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



GENERAL NOTES

- The site to be developed is subject to the zoning of the City of Rockville, Maryland, and the applicant is responsible for obtaining all necessary permits from the City of Rockville, Maryland, and the State of Maryland, including but not limited to, a Certificate of Occupancy, a Certificate of Use, a Certificate of Title, and a Certificate of Survey.
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LAND USE DATA

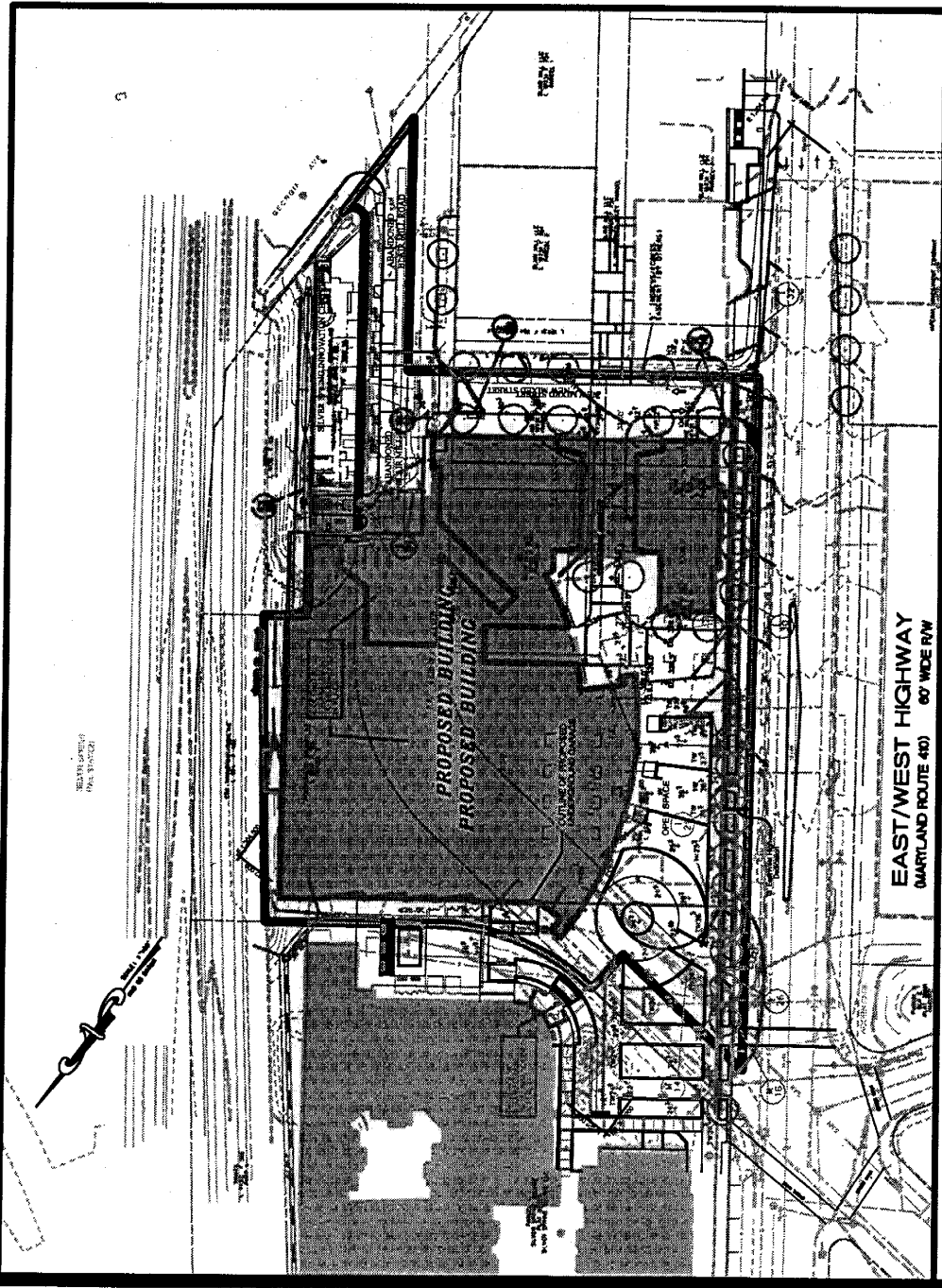
Category	Area (sq. ft.)	Percentage
Residential	100,000	100%
Commercial	0	0%
Industrial	0	0%
Public	0	0%
Other	0	0%

Shared Parking Requirements Worksheet

- Project is 200,000 sq. ft.
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ENGINEER'S CERTIFICATE
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the above is a true and correct copy of the original as shown to me by the applicant.

LEGEND
 LIMITS OF PROJECT
 ZONING
 LIMITS OF DISTURBANCE
 EX. STORM DRAIN
 PROP. STORM DRAIN
 PROP. SEWER
 PROP. WATER
 EXIST. WATER

PROJECT PLAN
SILVER SPRING GATEWAY
 1878 ABSTRACT
 SILVER SPRING
 HANOVER COUNTY, MARYLAND



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