

**MEMORANDUM**

DATE: June 17, 2005

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Michael Ma, Supervisor *Ma*
Development Review Division

FROM: Robert A. Kronenberg, RLA *Rak*
Planning Department Staff
(301) 495-2187

PROJECT NAME: 1200 East-West Highway

CASE #: 9-05004

REVIEW TYPE: Project Plan Review

ZONE: CBD-2

APPLYING FOR: Approval of approximately 275,000 square feet of gross floor area, including 264,400 square feet of residential space consisting of approximately 247 multi-family dwelling units, of which 31 (or 12.5% of the total number of units) will be MPDUs, and 10,600 square feet of retail space on 1.40 acres

LOCATION: Located in the northwest quadrant of the intersection of Blair Mill Road and East-West Highway in Silver Spring

MASTER PLAN: Silver Spring Central Business District
Ripley/South Silver Spring Overlay Zone

REVIEW BASIS: Division 59-D-2 of the M. C. Zoning Ordinance requires submission of a Project Plan as part of the application for the use of the optional method of development for a CBD zoned property.

APPLICANT: Goodman East-West I, LLC

FILING DATE: March 31, 2005

HEARING DATE: June 23, 2005



The subject Project Plan application for 1200 East-West Highway was filed by the applicant on March 31, 2005. 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 June 30, 2005.