



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #
MCPB 3-22-07

MEMORANDUM

DATE: March 9, 2007
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
Robert Kronenberg, Acting Supervisor *RK*
Development Review Division
FROM: Linda Komes *LK*
Planning Department Staff
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PROJECT NAME: Silver Spring Transit Center
CASE #: 920050010
REVIEW TYPE: Project Plan

ZONE: CBD-2
APPLYING FOR: Extension of the 90 day review period for a project plan per Section D-2.2 of the Zoning Ordinance.

LOCATION: Southeast corner of the intersection of Colesville Road and Wayne Avenue at the Silver Spring Metro.

MASTER PLAN: Silver Spring CBD Sector Plan
REVIEW BASIS: Division. 59-D-2.11 of the Montgomery County. 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-2 zoned property.

APPLICANT: Silver Spring Metro LLC
FILING DATE: October 16, 2006
HEARING DATE: March 22, 2007



The applicant filed the subject Project Plan application for the Silver Spring Transit Center Development on October 16, 2006. The Applicant also filed a Preliminary Plan, 120050530, and submitted a "courtesy" copy of the plans for the new transit center, which staff had intended to bring before the Planning Board as a mandatory referral. A decision is pending as to whether a Project Plan for the entire 5.6 acre site should be submitted for Planning Board approval.

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. On January 11, 2007, the Planning Board granted the Applicant's request for an extension of the 90-day review period of the Project Plan to March 22, 2007. At this time, because of several major unresolved issues including the determination as to whether a Project Plan is required for the overall site,

the timing for the demolition of the existing public park, the timing and design of the interim and final parks, and the construction and maintenance responsibility for the interim and final replacement parks, the staff is recommending that the Planning Board extend the review period another 90 days until June 21, 2007.

Once the required information is submitted, staff must be permitted sufficient time to review the entire proposal, noting that it is very complex and involves many stakeholders. Staff remains committed to bringing this important project to the Planning Board as soon as possible following a thorough review of the entire proposal.