

Montgomery County Planning Board Action Summary

Thursday, April 21, 2005

8787 Georgia Avenue, Silver Spring, MD 20910-3760, 301-495-4600, www.mc-mncppc.org

This is an informal summary only. Final decisions will be available in the Board's approved minutes.

Staff

Planning Board Action/Decision

- | | | |
|--------------------------------|---|---|
| C. Nelson | 1. Mandatory Referral No. 04603-MCPS-1: James H. Blake High School – Telecommunications monopole with lights, RE-2C Zone, 300 Norwood Road, Cloverly Master Plan Area - <i>Approval to transmit comments to Montgomery County Public Schools.</i> | Approved to transmit comments to MCPS |
| N. Sturgeon | 2. Mandatory Referral No. 05301-MCPS-1: Eight Classroom Addition for Watkins Mill Elementary School - 19001 Watkins Mill Road, Montgomery Village, T-S Zone, Gaithersburg Vicinity Master Plan - <i>Approval to transmit comments to Montgomery County Public Schools (MCPS)</i> | Approved to transmit comments to MCPS |
| J. Gallihue | 3. Board of Appeals No. S-2635: Special Exception request by New Covenant Village, LLC, to permit housing and related facilities for senior adults; RE-1 Zone; located at 18901 Waring Road, Germantown – <i>Approval.</i> | Recommended approval with changes to Board of Appeals |
| G. Russ
Combine 4,
5 & 6 | 4. Zoning Text Amendment No. 05-04 Introduced by Councilmember Silverman; amend the Zoning Ordinance to clarify the process for allowing an exception for reasons of financial infeasibility to certain conformity requirements regarding residential density or building height in certain zones for a development that includes MPDUs on-site – <i>Approval.</i> | One vote for items 4, 5 and 6
Recommended approval |
| G. Russ | 5. Subdivision Regulation Amendment No. 05-1 Introduced by Councilmember Silverman; amend the Subdivision Regulations to clarify the process for a finding of financial infeasibility with respect to moderately priced dwelling units in certain subdivisions – <i>Approval.</i> | |
| G. Russ | 6. Expedited Bill No. 4-05 Introduced by Councilmember Silverman; amend Chapter 25A, Moderately Priced Housing, to modify the membership of the MPDU Alternative Review Committee, allow the members to be represented by designees; and generally amend County law governing the moderately priced dwelling unit program – <i>Approval.</i> | |

-
- R. Weaver *7. **Preliminary Plan Review No. 1-04075 - Franklin Property:** R-200 Zone; 1.73 acres; 2 lots requested; 2 single-family detached dwelling units; located on the north side of Duvall Road, approximately 1800 feet west of Old Columbia Road; Fairland – *Approval with conditions.* **Approved**
 - R. Weaver *8. **Preliminary Plan Review No. 1-05047 - Kensington View (Resubdivision):** R-60 Zone; 0.23 acres; 1 lot requested; 1 single-family detached dwelling unit; located at the northeast quadrant of the intersection of Upton Drive and Hillsdale Drive; Kensington/Wheaton - *Approval with conditions.* **Approved**
 - C. Conlon
Combine
9 & 10 *9. **Preliminary Plan Review No. 1-88216B and 1-01063A - Hoyles Mill Village:** R-200 Zone; 258 acres; 459 lots approved by Plan No. 1-88216, 70 of which were resubdivided by Plan No. 1-01063; amendment to increase the impervious limit from 599,459 square feet (limit set in Plan No. 1-01063) to 642,153 square feet, and add same limit to approved Preliminary Plan 1-88216 (no additional dwelling units or changes in previous conditions); on the west side of Schaeffer Road, approximately 500 feet south of the intersection with Clopper Road; Germantown - *Approval with conditions.* **Approved**
 - R.
Kronenberg *10. **Site Plan Review No. 8-95030D, Hoyles Mill Village, Section II,** R-200 Zone; Amendment to approved Site Plan 8-95030C to increase the impervious limit from 599,459 square feet to 665,939 square feet (no additional dwelling units); located on the west side of Schaeffer Road, approximately 500 south of the intersection with Clopper Road; Germantown - *Approval with conditions.* **Approved**
 - C. Conlon
Combine
11 & 12 *11. **Preliminary Plan Review No. 1-89044A - Seneca Highlands (Darnestown Village Center):** C-1 Zone; Rural Village Overlay Zone; 12.18 acres; amendment to approved preliminary plan to permit 42,848 of grocery use (change from previous 43,256 square feet of retail which included 33,798 square feet of grocery); located in the north quadrant of the intersection of Darnestown Road (MD 28) and Seneca Road; Potomac – *Approval with conditions.* **Approved with changes**
 - R.
Kronenberg *12. **Site Plan Review No.8-05027, Darnestown Village Center,** C-1 zone; 4.1 acres; 10,181 gross square of additional grocery store use and waiver of the parking requirements; north quadrant of the intersection of Darnestown Road (MD 28) and Seneca Road; Potomac - *Approval with conditions.* **Approved with changes**

C. Conlon	*13.	Pre-Preliminary Plan Review No. 7-05016 - Whites Ground Bridge: RDT Zone; 273.61 acres; 3 lots and 1 outlot requested; 3 single-family detached dwelling units; located on the west side of White Ground Road at the terminus of Schaffer Road; Agricultural and Rural Open Space - <i>Approval with conditions.</i>	Postponed
R. Kronenberg	*14.	Site Plan Review No. 8-05008, Burdoft Property, C-1 zone; .55 acres; 5,096 gross square feet commercial office and 5,096 gross square feet commercial retail, including restaurant use; southeast quadrant of the intersection of Randolph Road and Vital Way; White Oak - <i>Approval with conditions.</i>	Approved
D. Kinney	*15.	Preliminary Plan Review No. 1-05007 - Kingsview Knolls (Resubdivision): R-200 Zone; 1.06 acres; 2 lots requested; 2 single-family detached dwelling units; located on the east side of Schaeffer Road, south of the intersection with Kingsbrook Drive; Germantown – <i>Approval with conditions.</i>	Approved
D. Kinney	*16.	Pre-Preliminary Plan Review No. 7-05041 - Gawlik Property: RDT Zone; 6 acres; 1 lot; 1 single-family detached dwelling unit; located on the north side of White’s Ferry Road, approximately 2000 feet west of the intersection with Sugarland Road; Agricultural and Rural Open Space – <i>Approval with conditions.</i>	Approved with change
C. Conlon	*17.	Record Plats	Approved
Adjourned			

Please Note: Phrases in italics in the center column are Staff’s recommendations only. The Planning Board’s decisions and actions are noted in bold in the far right column. The Planning Board advises the Montgomery County Council and the Board of Appeals who make the final decisions on zoning and Special Exception cases.