

Montgomery County Planning Board Action Summary

Thursday, November 17, 2005

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

Staff

B. Gries

1. **Circle Manor/Carroll Place Historic Site - Postponed**

Authorization to acquire 4.45 acres, more or less, improved, from Bristol Kensington, LLC, located at 10231 Carroll Place, Kensington, Maryland, as a Legacy Open Space Heritage Resource, maintaining an option to reuse a portion of the property for affordable housing – *Approval*.

R. Krasnow
Combine 2 & 3

- *2. **Threshold Hearing: Failure to Comply (building setbacks) with respect to Site Plan No. 8-03005 Goodwill Property (Bethesda Crest);** located on Wisconsin Avenue, approximately 400 feet north of Cedar Lane, Bethesda - *Finding of Violation*.

See item #3

- *3. **Enforcement and Plan of Compliance:** (in the event that violations are found with respect to Site Plan 82003005A – Goodwill Property) R-60 Zone; 4.97 acres; 28 dwelling units, including 4 MPDUs; on Wisconsin Avenue, approximately 400 feet north of Cedar Lane; Bethesda/Chevy Chase – *Adopt Plan of Compliance*.

Approved a Plan of Compliance for setbacks and assessed a fine of approximately \$6,000 for clearing and grading prior to signature set approval and approved lifting stop work order.

J. Daniel

4. **Agricultural Initiatives - Approve the following action items:**

- Transmit zoning text amendments to the County Council to: (1) reduce development potential in the RDT Zone by creating incentives to sell “buildable” TDRs; and (2) increase the use of TDR receiving sites by eliminating the minimum 2/3 use requirement for development with TDRs.
- Support policy guidelines designed to: (1) address the incursion of large private institutional facilities (PIFs) in the RDT Zone by limiting the use of multi-use septic systems; (2) limit development potential in the RDT Zone by limiting the use of sand mound septic treatment systems; and (3) increasing the potential for new TDR receiving areas by allowing TDR potential in rezoning requests outside a master plan process.

Approved to transmit comments to the County Council.

- Support for completing five research initiatives: (1) TDR program maintenance, (2) regulation of child lots in the RDT Zone, (3) expansion of TDR receiving capacity beyond the residential zones, (4) study area agricultural economics, and (5) expand the mission of the Agricultural Farm Park.
 - Authorize three new initiatives that (1) evaluate requiring the use of “development rights” for all non-agricultural uses in the RDT Zone, (2) address agricultural awareness and education, and (3) map equestrian trail easements.

- K. Nelson

5. **Previously Deferred Water and Sewer Service Area Category Change Requests – November 2004 County Council Amendments to the *Comprehensive Water Supply and Sewerage Systems Plan – Discussion and action.*** **Recommendation to County Council -- reject sewer extension**

- N. Baig

6. **Review and Comment on Amendment to "FY 2003-2012 Comprehensive Water Supply and Sewerage Systems Plan"-WSCCR 00A-URC-01, Casey Property, Upper Rock Creek - *Approval of staff recommendations.*** **Approved to transmit comments to County Council**

- G. Russ
Combine 7 & 8

7. **Zoning Text Amendment No. 05-16** Introduced by Councilmembers Silverman, Floreen and Subin; amend the Zoning Ordinance to define the term “workforce housing unit; require any residential development at or above a certain density, located in a metro station policy area, to include a certain percentage of workforce housing units; and generally provide standards for the development of workforce housing units – *Approval with modifications.* **Approved to transmit comments with changes to County Council**

- S. Suarez/
K. Moritz

8. **Bill No. 30-05** Introduced by Councilmember Silverman, to establish a County Workforce Housing Program to be administered by the Department of Housing and Community Affairs - *Approval to transmit comments.* **Approved to transmit comments with changes to County Council**

- C. Conlon
Combine 9 & 10

*9. **Preliminary Plan Review No. 120050940 (Formerly 1-05094) - 836 Bonifant Street:** CBD-0.5 Zone; 0.125 acres; 5,445 gross square feet of commercial development of which 2,036 square feet is existing and 3,409 is new construction; on the south side of Bonifant Street, approximately 500 feet east of the intersection with Fenton Street; Silver Spring CBD and Vicinity Sector Plan - *Approval with conditions.* **Approved with change**

*10. **Site Plan Review No. 820050360 (Formerly 8-05036), 836 Bonifant Street,** CBD-0.5 Zone; 0.125 acres; 5,445 gross square feet of commercial **Approved**

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| | development of which 2,036 square feet is existing and 3,409 is new construction; on the south side of Bonifant Street, approximately 500 feet east of the intersection with Fenton Street; Silver Spring CBD and Vicinity Sector Plan - <i>Approval with conditions.</i> | |
| D. Kinney | *11. Preliminary Plan and Final Water Quality Plan No. 120050960 (Formerly 1-05096), James Property: R-200 Zone; 3.55 acres; 2 lots, 1 parcel and 1 outlot requested; located on the south side of Briggs Chaney Road, approximately 450 feet west of the intersection with Old Columbia Pike; Fairland – <i>Approval with conditions.</i> | Approved with changes |
| R. Weaver | *12. Record Plats | Approved with one record plat added |
| Banach/Moritz/ Carter | 13. Response and Reaction to the Implications of Planning in a Maturing County; Framework Report; Revitalizing Centers and Boulevards – <i>Discussion.</i> | Discussion only. No vote taken. |
| D. Quattrocchi- | 14. Serpentine Oaks Conservation Park: Management Plan, and Public Access Element – <i>Approval.</i> | Approved with change to staff recommendation– name remains Serpentine Barrens |
| | 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.