

# Montgomery County Planning Board Action Summary

Thursday, January 12, 2006

8787 Georgia Avenue, Silver Spring, MD 20910-3760, 301-495-4600, [www.mc-mncppc.org](http://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

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|---------------------------------|---|--|
| G. Russ                         | 1. <b>Zoning Text Amendment No. 05-23</b> Introduced by Councilmembers Subin, Floreen and Knapp; amend the Zoning Ordinance to require that a TDR easement limit future development of non-residential uses other than agriculture in the Rural Density Transfer (RDT) zone; clarify that TDRs do not apply to property classified in the RDT zone developed with a non-residential use other than agriculture; and generally amend the TDR provisions – <i>Approval</i> .  | <b>Recommended approval with changes to County Council</b>     |
| G. Russ                         | 2. <b>Zoning Text Amendment No. 05-21</b> Introduced by Councilmember Floreen; amend the Zoning Ordinance to allow a corporate training center as a permitted use in the C-P (Commercial, Office Park) zone – <i>Approval</i> .   | <b>Recommended approval with changes to the County Council</b> |
| C. Conlon<br>Combine 3 & 4<br>- | *3. <b>Preliminary Plan Amendment No. 12002033B (formerly 1-02033B) – Greenway Village at Clarksburg</b> , PD-4 zone; 362.87 acres; 1,330 residential dwelling units and 89,000 square feet of retail previously approved; request for waivers from certain lot frontage and roadway design standards of the Subdivision Regulations; located in the southeast quadrant of the intersection of Piedmont Road and Skylark Road; Clarksburg – <i>Grant requested waivers</i> .  | <b>Approved waivers</b>  |
| F. Boyd                         | *4. <b>Site Plan Review No. 82002036B (formerly 8-02036B), Greenway Village at Clarksburg Phases 1 &amp; 2</b> , PD-4 zone; 153.6 acres; approval to add development standards for building heights and setbacks; revise conditions of approval for construction of the pool complex; relocate a mailbox; shift the placement of a bike path; modify grading for a stormwater management outfall; add a retaining wall to a single lot; and revise conditions of approval for the bike path along Skylark Road; in the vicinity of the intersection of Skylark and Newcut Roads, west of Ridge Road; Clarksburg – <i>Approval with conditions</i> . | <b>Postponed</b>   |

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- R. Kronenberg      \*5.    **Site Plan Review No. 820060130 (formerly 8-06013), The Galaxy**, CBD-1 zone; 321 multi-family dwelling units, including 41 MPDUs; at the intersection of 13<sup>th</sup> Street and Eastern Avenue, Silver Spring CBD - *Approval with conditions.*      **Approved with changes**
  - R. Weaver            \*6.    **Preliminary Plan No. 120050810 (formerly 1-05081) – Danshes Property**, RNC zone; 92 acres; 40 lots requested; 34 one-family detached dwelling units and 6 one-family attached dwelling units, including 6 MPDUs; located on the east side of Brooke Road approximately 1,000 feet north of its intersection with Sandy Spring Road (MD 108); Sandy Spring-Ashton – *Approval with conditions.*      **Approved with changes**
  - R. Weaver            \*7.    **Preliminary Plan and Preliminary/Final Water Quality Plan No. 120060340 (formerly 1-06034) – Jacot Property**, RE-1 zone/cluster option; 4.33 acres; 4 lots requested; 4 one-family detached dwelling units; located on the south side of Spencerville Road (MD 198) approximately 400 feet west of Oak Hill Road; Cloverly – *Approval with conditions.*      **Approved with changes**
  - F. Hamer  
Combine 8, 9,  
10, 11, 12,  
13 & 14                8.    **Zoning Text Amendment No. 05-17** Introduced by Councilmembers Denis, Floreen and Knapp; amend the Zoning Ordinance to require a use and occupancy permit for a building used exclusively as a one-family detached dwelling, assign site plan enforcement responsibility to the Department of Permitting Services, and generally amend provisions related to site plan review and enforcement – *Transmit Comments. (Board held hearing on 1/5/06, so no public testimony will be taken at this time)*      **Consensus. No votes taken for Items 8-15. See press release, click here.**
  - F. Hamer                9.    **Subdivision Regulation Amendment No. 05-04** Introduced by Councilmembers Denis, Floreen and Knapp; amend the Subdivision Regulations to reassign and clarify the enforcement of site plans approved by the Planning Board, and generally amend provisions related to site plan review and enforcement - *Transmit Comments.*      **See #8 above**
  - F. Hamer                10.   **Zoning Text Amendment No. 05-18** Introduced by Councilmember Praisner; amend the Zoning Ordinance to authorize the Planning Board to assign a hearing examiner to conduct a public hearing on a violation of a Planning Board action; and generally amend provisions related to the Planning Board’s authority to assign matters to a hearing examiner - *Transmit Comments.*      **See #8 above**

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- F. Hamer

11. **Zoning Text Amendment No. 05-19** Introduced by Council President at the Request of the County Executive; amend the Zoning Ordinance to add a definition for the term “Zoning Administrator”; amend the definition of Director to include the Zoning Administrator; require use and occupancy permits for one-family detached dwellings; require the Planning Board to forward to the Department of Permitting Services the Board’s Opinion and all site plan amendments; assign to the Department of Permitting Services responsibility for enforcing all features of the site plan; and authorize the Executive to adopt regulations necessary to ensure site plan compliance - *Transmit Comments.*

**See #8**
  - F. Hamer

12. **Zoning Text Amendment No. 05-20** Introduced by the District Council; amend the Zoning Ordinance to revise the process to approve, amend, and enforce site plans - *Transmit Comments.*

**See #8**
  - F. Hamer

13. **Subdivision Regulation Amendment No. 05-05** Introduced by District Council; amend the Subdivision Regulations to clarify who is responsible for taking certain enforcement actions with respect to certain plans approved by the Planning Board; to update and repeal obsolete language and make corrective and stylistic changes; and to generally amend the law regarding enforcement of subdivision plans, site plans and other Planning Board actions - *Transmit Comments.*

**See #8**
  - F. Hamer

14. **Subdivision Regulation Amendment No. 05-06** Introduced by District Council; amend the Subdivision Regulations to clarify the responsibilities of certain County agencies with respect to recommendations on proposed subdivision plans; to update and repeal obsolete language and make corrective and stylistic changes; and to generally amend the law regarding enforcement of subdivision plans, site plans and similar Planning Board actions - *Transmit Comments.*

**See #8**
  - F. Hamer

15. **Bill No. No. 35-05** Introduced by Councilmembers Denis, Floreen and Knapp; an Act to direct the Department of Permitting Services to enforce the requirements of site plans adopted or amended by the Planning Board; to make conforming and technical changes in the law assigning duties to the Department; and to generally amend the law governing the functions and duties of the Department of Permitting Services - *Transmit Comments.*

**See #8**