

Montgomery County Planning Board Action Summary

Thursday, June 22, 2006 Revised

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

R. Krasnow	Item *1	Threshold Hearing (Continued): Failure to Comply (Recreational Amenities) with respect to Site Plan No. 82002036A Greenway Village at Clarksburg, Phases 1 & 2: PD-4 zone; located in the vicinity of the intersection of Skylark and Newcut Roads; Clarksburg – <i>Staff Recommendation: Finding of Violation.</i>	Approved finding of violation
R. Krasnow	Item *2	Plan of Compliance Hearing (in the event that violations are found for the item above) with respect to Greenway Village Phases 1 & 2, Site Plan No. 82002036A: PD-4 zone; located in the vicinity of the intersection of Skylark and Newcut Roads; Clarksburg – <i>Staff Recommendation: Assess fines.</i>	Approved Plan of Compliance. Assessed fine approximately \$36,000.
F. Boyd	Item *3	Site Plan Review No. 82004022B (formerly 8-04022A) Greenway Village At Clarksburg, Phases 1 & 2: PD-4 Zone, Incorporate newly established development standards for building height and setback, modify street design to respond to Fire and Rescue requirements, revise conditions of approval for construction of the pool complex; relocate a mailbox cluster, shift the placement and width of a bike path; modify grading for stormwater management outfall; add a retaining wall to a single lot; revise conditions of approval for the bike path along Skylark Road, and revise the types of playground equipment provided at a single multi-age play area. Located in the vicinity of the intersection of Skylark and Newcut roads, Clarkburg – <i>Staff Recommendation: Approval.</i>	Approved
D. Kinney	Item *4	Preliminary Plan No. 120050590, Springhill Manor Parcel (DEFERRED FROM MAY 18, 2006 P.B. HEARING) R-90 zone; 0.86 acres; 2 lots requested; 2 one-family detached dwelling units; located on the east side of Spring Hill Lane, approximately 80 feet south of Glenmoor Drive; Bethesda/Chevy Chase – <i>Staff Recommendation: Approval with conditions.</i>	Deferred

D. Kinney Item *5 **Preliminary Plan and Preliminary Water Quality Plan No. 12005101 (formerly 1-05101), Eastside** **Approved**

PD-11 zone; 23.82 acres; 81 lots and 2 parcels requested; 285 residential dwelling units, including 39 MPDUs; located on the southeast side of Shawnee Lane at the southern terminus of Gateway Center Drive; Clarksburg – *Staff Recommendation: Approval with conditions.*

R. Weaver Item *6 **Preliminary Plan No. 120060230, Wooten Subdivision:** **Approved**

RC zone; 8.61 acres; 1 lot and 1 outlot requested; 1 one-family detached dwelling unit; located on the north side of Sandy Spring Road, approximately 150 feet east of Dino Drive; Fairland – *Staff Recommendation: Approval with conditions.*

R. Weaver Item *7 **Record Plats/ Adoption of Opinions and Resolutions**

Subdivision Plat No. 220060700, Bethesda Center North: **Approved**

TSM zone; 2 parcels; south quadrant, in the intersection of Old Georgetown Road and Nebel Street; North Bethesda/Garrett Park – *Staff Recommendation: Approval*

Subdivision Plat No. 220061620, Fall Creek Farm East **Approved**

RDT zone; 1 lot; located on Laytonsville Road, 1500 feet south of Hawkins Creamery Road; Olney – *Staff Recommendation: Approval*

M. Clemens Item *8 **Project Plan Review No. 920060050, The Rugby:** **Deferred to Thursday, July 20**

(DEFERRED from March 30, Item 10); CBD-1 zone; 0.47 acres; 71 multi-family dwelling units, including 11 MPDUs; north quadrant of the intersection of Auburn Avenue and Rugby Avenue; Bethesda CBD - *Staff Recommendation: Denial.*

B. Gries
Added

CLOSED SESSION: pursuant to Maryland State Government Code Annotated Section 10-508(a)(3), to consider acquisition of real property for a public purpose - Northwest Branch Stream Valley Park, Unit 4.

B. Gries	Item 24	<p>Acquisition of Northwest Branch Stream Valley Park, Unit 4: Authorization to acquire 48,195 square feet (1.11 acres), more or less, unimproved, from Daniel and Patricia P. Freedman, located east of Kemp Mill Road, south of Northwest Branch Stream Valley Park, Unit 4, having a property address of 12404 Remington Drive, Silver Spring, MD – <i>Staff Recommendation: Approval.</i></p>	Approved
Added			
C. Nelson	Item *9	<p>Site Plan Review No. 820050400 (formerly 8-05040), Leaman Farm: R-200 zone; 29.39 acres; 69 dwelling units; located at the northeastern quadrant of the intersection with Schaeffer Road and Leaman Farm Road; Germantown – <i>Staff Recommendation: Approval with conditions.</i></p>	Postponed
Postponed			
L. Srinivas	Item *10	<p>Site Plan Review No. 820060220 (formerly 8-06022), High Acres: R-90 zone; 4.40 acres; 1 one-family dwelling unit and 11 one-family attached (townhouses); located on Brookes Lane, 1500 feet northwest of the intersection with Locust Lane; Bethesda-Chevy Chase – <i>Staff Recommendation: Approval with conditions.</i></p>	Postponed
Postponed			
	Item 11	Approval of Minutes	Approved
E. Tesfaye	Item 12	<p>Local Map Amendment No. G-849: Winchester Homes, Inc., applicant, requests rezoning from the R-90 zone to the RT-8 zone for up to 43 townhouse units; located at north side of Darnestown Road, approx. 400 feet west of the intersection of Darnestown Road and Travilah Road, Gaithersburg – <i>Staff Recommendation: Approval.</i></p>	Approved to transmit comments, including concerns about noise mitigation, to Hearing Examiner
Russ/ Clark	Item 13	<p>Bill No. 17-06: Introduced by Council President Leventhal and Councilmembers Praisner; amend the Montgomery County Code to require certain non-residential buildings and multi-family buildings to achieve LEED standards relating to energy efficiency and environmental design, this Article may be cited as the Green Buildings Law – <i>Staff Recommendation: Transmit Comments to the County Council.</i></p>	Approved to transmit comments to County Council
Russ/ Clark	Item 14	<p>Zoning Text Amendment No. 06-16: Introduced by Council President Leventhal and Councilmembers Praisner and Silverman;</p>	Approved to transmit comments to County Council

		amend the Zoning Ordinance to require that a proposed site plan for a project that includes a non-residential building or multi-family building that is larger than a certain size contain certain plans relating to energy efficiency and environmental design, generally amend the law relating to site plans – Staff Recommendation: <i>Transmit Comments to the County Council.</i>	
Russ/ Clark	Item 15	Subdivision Regulation Amendment No. 06-01: Introduced by Council President Leventhal and Councilmembers Praisner and Silverman; amend the Subdivision Regulations to require that an application for a preliminary subdivision plan for a project that includes a non-residential building or multi-family building that will be at least a certain size contain a certain plan relating to energy efficiency and environmental design – Staff Recommendation: <i>Transmit Comments to the County Council.</i>	Approved to transmit comments to County Council
K. Moritz	Item 16	Growth Policy School Test: Annual review of adequacy of public school facilities, including Planning Board determination if school facilities can be considered adequate for FY-2007 – Staff Recommendation: <i>Approval.</i>	Approved
K. Warnick	Item 17	Enterprise Fund: Approval of FY07 Fees for Cabin John and Wheaton Ice Rinks – Staff Recommendation: <i>Approval.</i>	Approved
J. Valladares/ Dolan	Item 18	Review and Recommendations for Water and Sewer Category change requests: May 2006 County Council Cases – Staff Recommendation: <i>Approval.</i>	Approved three change requests. Denied one.
	Item 19	ROUNDTABLE DISCUSSION AND DINNER (No public testimony will be taken at this time.) <ul style="list-style-type: none"> • Commissioners’ Report • Director’s Report (Planning Director) • Discussion of Semi-Annual Report 	Discussion only. No vote taken.
Postponed	S. James Item 20	AB 680: Abandonment of a portion of unimproved Blaisdell Road within the Bradley Hills Grove Subdivision in Bethesda.	Postponed
	S. James Item 23	Mandatory Referral No. 06806–DPWT-1: Public Parking Garage at Lot 31/31A located at the southwest and southeast quadrant of the intersection of Bethesda Avenue and Woodmont	Approved

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| | | Avenue, Bethesda – <i>Staff Recommendation:</i>
<i>Transmit comments to DPWT.</i> | |
| J. Carter | Item 21 | Local Map Amendment No. G-850, Lot 31 Associates, LLC: Reclassification of 3.30 acres of land currently owned by the County’s Bethesda parking Lot District from the R-60 and CBD-1 zone to the TS-M zone, 40,000 square feet of retail, 332,500 square feet residential and 1,480 parking spaces, located at the southwest and southeast quadrant of the intersection of Bethesda Avenue and Woodmont Avenue, Bethesda – <i>Staff Recommendation: Approval.</i> | Approved |
| S. James | Item 22 | AB 684: Abandonment of a portion of Woodmont Avenue at Bethesda Avenue, Bethesda CBD – <i>Staff Recommendation: Approval with Conditions.</i> | Approved |
| | | ADJOURN | |

*Maryland law and the Planning Board’s Rules of Procedure regarding ex parte (outside the record) communications require all discussion, review, and consideration of this matter take place only during the Board’s public hearing. Telephone calls and meetings with Board members in advance of the hearing are not permitted. Written communications will be directed to appropriate staff members for response.

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.