

Montgomery County Planning Board Action Summary

Thursday, April 27, 2006 Revised

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

Staff

Planning Board Action/Decision

REGULATORY ITEMS

Postponed

Adoption of Opinions **Opinions
Postponed**

- | | | | |
|-------------------------------------|---------|---|-------------------------------------|
| D. Kinney
Combine Items 1
& 2 | Item *1 | <p>Preliminary Plan No. 120060310 White Flint Crossing: TS-M zone; 5.91 acres; 440 multi-family dwelling units, including 66 MPDUs, 223,000 gross square feet retail; located on Rockville Pike (MD 355), approximately 460 feet south of Nicholson Lane; North Bethesda/Garrett Park – <i>Staff Recommendation: Approval with conditions.</i></p> | <p>Approved with change</p> |
| L. Komes | Item *2 | <p>Site Plan Review No. 8-20060170 (Formerly 8-06017), White Flint Crossing, TS-M zone; 5.91 acres; 440 multi-family dwelling units, including 66 MPDUs, 223,000 gross square feet retail; located on Rockville Pike (MD 355), approximately 460 feet south of Nicholson Lane; North Bethesda/Garrett Park – <i>Staff Recommendations: Approval with conditions.</i></p> | <p>Approved with change</p> |
| D. Kinney | Item *3 | <p>Preliminary Plan No. 120060190 McGowan Subdivision: RDT zone; 11.35 acres; 1 lot requested; 1 one-family detached dwelling unit; located on the east side of Howard Chapel Road, approximately 2,400 feet north of the intersection with Damascus Road (MD 650); Olney – <i>Staff Recommendations: Approval with conditions.</i></p> | <p>Approved with changes</p> |
| L. Srivinas | Item *4 | <p>Site Plan Review No. 820060090 (Formerly 8-06009), Montgomery Village CVS: T-S zone; 1.24 acres; 12,900 square feet of retail development; northwest quadrant of the intersection with Stedwick Road and Montgomery Village Avenue; Montgomery Village – <i>Staff Recommendation: Approval with conditions.</i></p> | <p>Approved with changes</p> |

R. Weaver	Item *5	Record Plats	Approved
		Subdivision Plat No. 2200601520 – H.M. Martin’s 3rd Addition to Chevy Chase: R-90 zone; 1 lot; located on the north side of Raymond Street, approximately 1000 feet east of Brookville Road; Bethesda-Chevy Chase – <i>Staff Recommendation: Approval.</i>	
Technical Writer		Approval of Minutes	Approved
		Reconsideration Request	
D. Daniel		1. Danshes Property	Will not reconsider
OTHER BUSINESS			
K. O’Connor	Item 6	Sectional Map Amendment for the Woodmont Triangle Amendment to the Sector Plan for the Bethesda CBD – Staff Recommendation: <i>Approval to file and transmit to the County Council.</i>	Approved to transmit comments to County Council
N. Yearwood	Item 7	Sectional Map Amendment for the Shady Grove Sector Plan – Staff Recommendation: <i>Approval to file and transmit to the County Council.</i>	Approved to transmit comments to County Council
J. Gallihue	Item 8	Local Map Amendment No. G-836: Request by the Hearing Examiner that the Planning Board re-review the request by J. Kirby Development, LLC and Vedanta Center of Greater Washington seeking reclassification of 16 acres of land from the RE-2 zone to the PD-2 zone for 21 single-family detached residences (one existing), 12 single-family attached residences and 6 townhouse moderately priced dwelling units (MPDUs) and expansion of an existing worship center; located at the intersection of Bel Pre and Homecrest Roads; Aspen Hill Master Plan – <i>Staff Recommendation: Approval.</i>	Accepted deferral
11:00 A.M. G. Russ	Item 9	Zoning Text Amendment No. 06-08 Introduced by Councilmember Praisner; amend the Zoning Ordinance to reduce the allowable rear yard coverage and maximum height of an accessory building in certain zones; to increase the minimum setback requirement for an accessory building under certain circumstances; and generally to amend provisions concerning accessory buildings – <i>Staff Recommendation: Transmit comments to County Council.</i>	Recommended approval to transmit comments with changes to County Council

L. Cole	Item 10	Mandatory Referral: New Hampshire Avenue (MD 650)/Holton Lane to Merrimac Drive & University Boulevard (MD 193)/Lebanon Street to 14th Avenue, and Takoma/Langley Park Transit Center, SHA Contract No. MO 3335184, Mandatory Referral No. 04817-SHA-1 – Staff Recommendation: Transmit comments to State Highway Administration (SHA).	Approved to transmit comments to SHA
L. Cole	Item 11	Mandatory Referral: Dale Drive Sidewalk from Mansfield Road to Hartford Avenue, CIP Project No. 509036, Mandatory Referral No. 05810-DPW&T-1 – Staff Recommendation: Transmit comments to the Department of Public Works and Transportation (DPWT).	Approved to transmit comments to DPWT
D. Janousek	Item 12	Local Map Amendment No. G-840: Magruder Reed Communities, applicant, request rezoning of 3.28 acres of land from the R-90/TDR5 zone to the RT-12.5 zone for 32 townhouses; located at 17720 Washington Grove Lane; Gaithersburg – Staff Recommendation: Approval.	Recommended approval with changes to County Council
C. Eapen	Item 13	Glenmont Metrorail Parking Garage - Site Selection Recommendations: Summarize input received at the April 26, 2006, public hearing conducted by the WMATA on the Environmental Evaluation and General Plans for the Glenmont Parking Structure Alternatives and to request Planning Board comments and/or recommendations on the project – Staff Recommendation: Transmit comments to County Council, Department of Public Works and Transportation (DPWT) and Washington Metropolitan Area Transit Authority (WMATA). ROUNDTABLE DISCUSSION (Public testimony will not be taken at this time.)	Endorsed staff recommendation with added comments to transmit to County Council, DPWT and WMATA
B. Mooney/ R. Krasnow	Item 14	<ul style="list-style-type: none"> • Modify recently approved Development Fees to correct inconsistencies – Staff Recommendation: Approve Revised Fee Schedule. 	Approved
M. Bradford	Item 15	<ul style="list-style-type: none"> • Department of Parks’ Request to Spend Salary Lapse - FY06 – Staff Recommendation: Approval. 	Approved
M. Bradford/ F. Hamer	Item 19	<ul style="list-style-type: none"> • M-NCPPC Work Program - Continued from 4/20/06 Agenda 	Discussion

- Commissioner’s Report
- Director’s Report (Planning Director)

K. Afzal - Combine Items 16 & 17	Item 16	Forest Conservation Plan for Mandatory Referral No. 05504-DPWT-1: Mid County Recreation Center - R-200 zone; 2004 Queensguard Road; Aspen Hill Master Plan – <i>Staff Recommendation: Approval with conditions.</i>	Approved
K. Afzal	Item 17	Mandatory Referral No. 05504-DPWT-1: Mid-County Recreation Center - R-200 zone; 2004 Queensguard Road; Aspen Hill Master Plan – <i>Staff Recommendation: Approval to transmit comments to Montgomery County Department of Public Works and Transportation (DPWT).</i>	Approved to transmit comments to DPWT
M. Rifkin/M. Ma	Item 18	Hearing on Clarksburg Village Violations (Hearing Only – No Decision will be made on this matter at this time.)	Postponed to May 4

Adjourned

*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.