

Montgomery County Planning Board Action Summary

Thursday, January 19, 2006

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.

<u>Staff</u>		<u>Planning Board Action/Decision</u>
R. Krasnow/ J. Carter	1. Status Report: Clarksburg Town Center - When the parties agreed to mediate the Clarksburg matter, the Board asked for an update in Mid-January. Representatives of Clarksburg Town Center Advisory Committee (CTCAC) and the developer will both speak.	Presentation and discussion only. No vote taken.
C. Conlon	*2. Pre-preliminary Plan No. 720060040 (formerly 7-06004) – Hallman Grove: R-200/R-200/TDR zones; 12.65 acres; 30 lots requested; 18 one-family detached and 12 one-family attached dwelling units, including 4 MPDUs; located on Fellowship Lane approximately 1,600 feet west of Quince Orchard Road; Potomac – <i>No objection to submittal of preliminary plan.</i>	Planning Board gave advice to applicant, and no vote was taken.
J. Daniel	3. Proposed Zoning Text Amendments to: (1) modify the Mixed-Use Town Center Zone, (2) modify the Rural Village Zone, and (3) create a new Rural Neighborhood Cluster-Transferable Development Rights Zone as recommended in the Planning Board Draft of the Damascus Master Plan – <i>Approval to transmit the attached Zoning Text Amendments to the District Council for Introduction.</i>	Recommended approval with changes to the County Council
S. Youla	4. Board of Appeals No. S-2656: Special Exception request by Baywood Hotels, Inc., applicant, to permit a hotel establishment; I-1 zone; located at 2200 Broadbirch Drive, Silver Spring – <i>Approval with conditions.</i>	Recommended approval with changes to the BOA
R. Kronenberg	*5. Project Plan Review No. 920060020 (formerly 9-06002), 8021 Georgia Avenue: CBD-1 zone; 1.88 acres; 210 multi-family dwelling units, including 27 moderately priced dwelling units (MPDUs); northeast quadrant of the intersection of Georgia Avenue and Burlington Avenue; Silver Spring CBD – <i>Extension of review period.</i>	Approved
L. Coleman/ R. Newhouse	6. Little Bennett Regional Park Issues and Outreach Recommendations – Approval. (No public testimony will be taken at this time.)	Approved
R. Kronenberg Combine 7 & 8	*7. Project Plan Review No. 920050020 (formerly 9-05002), 8711 Georgia Avenue Office Building: CBD-2 zone; 152,740 gross square feet of development, including 148,278 square feet of office, and 4,462 square feet of general retail on 0.876 gross acres; on the east side of Georgia Avenue (MD 97), approximately 130 feet north of Cameron Street; Silver	Approved with changes

R. Weaver	*8. Spring CBD – <i>Approval with conditions.</i> Preliminary Plan No. 120060420 (formerly 1-06042) – 8711 Georgia Avenue Office Building: CBD-2 zone; 0.76 acres; 1 lot requested; 152,740 gross square feet of development, including 4,462 square feet of retail and 148,278 square feet of office; located on the east side of Georgia Avenue (MD 97), approximately 130 feet north of Cameron Street; Silver Spring CBD – <i>Approval with conditions.</i>	Approved with changes
C. Conlon	*9. Preliminary Plan No. 120060150 (formerly 1-06015) – Edgemoor (Resubdivision): R-90 zone; 0.391 acres; 1 lot and 1 outlot requested; 1 existing one-family detached dwelling unit; located on Fairfax Road north of Elm Street; Bethesda-Chevy Chase – <i>Approval with conditions.</i>	Approved with changes
C. Conlon	*10. Pre-preliminary Plan No. 720060150 – Lot 31: R-60 and CBD-1 zones; 3.3 acres; 1 lot requested; 220 multi-family residential units, including 24 MPDUs, and 40,000 square feet of retail; located in the southeast and southwest quadrants of the intersection of Woodmont Avenue and Bethesda Avenue; Bethesda Central Business District – <i>No objection to submittal of further plans with appropriate traffic study and other necessary review information.</i>	Planning Board gave advice to applicant, and no vote was taken.
G. Russ	11. Zoning Text Amendment No. 05-22 Introduced by Councilmembers Denis and Perez: amend the Zoning Ordinance to allow property located within a Central Business District to be classified in the Transit Station-Mixed (TS-M) zone under certain circumstances; and generally amend provisions related to the TS-R and TS-M zones – <i>Transmit comments to County Council.</i>	Recommended approval to transmit to County Council
R. Weaver	*12. Record Plats <u>Subdivision Plat Nos. 220060680 & 220060690 – Yinger’s Addition to Woodfield:</u> RE-2 zone; 14.48 acres; 5 lots and 2 parcels; 5 one-family dwelling units; located at the southern terminus of Kimblehunt Place, approximately 200 feet south of Garfield Drive; Damascus – <i>Approval.</i>	Approved
N. Lineman	13. How the Montgomery County Planning Board Can Improve its Public Hearing Process – a special community input hearing – <i>Discussion.</i> (Public Testimony Invited)	Planning Board and nearly 60 staff members heard testimony from 38 speakers. No vote taken.

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.