

# Montgomery County Planning Board Action Summary

## Thursday, June 8, 2006 Revised

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.

<u>Staff</u>			<u>Planning Board Action/Decision</u>
R. Krasnow	Item *1	<b>Corrective Order: Site Plan No. 82002036 and Site Plan #820040220 Greenway Village at Clarksburg to set development standards for building height and setbacks for 32 units in Phases 1 and 2:</b> PD-4 zone; located in the vicinity of the intersection of Skylark and Newcut Roads; Clarksburg – <i>Staff Recommendation: Adopt Standards.</i>	Approved
R. Krasnow	Item *2	<b>Site Plan Review No. 82004022A (formerly 8-04022A) Greenway Village at Clarksburg, Phases 3, 4 &amp; 5:</b> PD-4 zone; 844 dwelling units, including 118 affordable housing units; located at the southeast quadrant of the intersection of Piedmont Road and Skylark Road; Clarksburg – <i>Staff Recommendation: Approval with conditions.</i>	Approved with changes
S. Etemadi	Item *3	<b>10001 New Hampshire Avenue, Determination of Adequate Public Facilities (APF) for Site Plan No. 820060210:</b> Pursuant to Section 8-34(d) of the Montgomery County Code for 55,862 square feet of General Office at 10001 New Hampshire Avenue, a non-residential recorded lot for which APF expired in 2001 – <i>Staff Recommendation: Approval of APF; Transmit approval to Department of Permitting Services and Department of Public Works and Transportation.</i>	Approved with changes
C. Nelson	Item *4	<b>Site Plan Review No. 820060210 (formerly 8-06021), 10001 New Hampshire Avenue:</b> O-M zone; 1.38 acres; 55,862 square feet of commercial; located in the southeast quadrant of the intersection with New Hampshire Avenue and Elton Road; White Oak – <i>Staff Recommendation: Approval with conditions.</i>	Approved with change
R. Krasnow	Item *5	<b>Preliminary Plan No. 120060840, Commerce Bank Germantown II:</b> C-1 zone; 1.16 acres; 1 lot requested; 4,100 square foot bank with drive-through aisles; located in the northeast quadrant of the intersection of Frederick Road (MD 355) and Scenery Drive; Germantown – <i>Staff Recommendation: Approval with conditions.</i>	Approved with change

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| C. Conlon    | Item *6  | <p><b>Pre-Preliminary Plan No. 720060480, Burn Brae Property:</b> R-90/TDR zone; 11.51 acres; 35 one-family attached and 50 multi-family residential dwelling units requested; located on the east side of Blackburn Lane, approximately 150 feet north of Blackburn Road; Fairland – <i>Staff Recommendation: Objection to submittal of a preliminary plan.</i></p>   | <p>No vote taken. Suggestions only.</p>          |
| C. Conlon    | Item *7  | <p><b>Preliminary Plan No. 119950420 (formerly 1-05042), Clarksburg Town Center (3<sup>rd</sup> Extension):</b> RMX-2 zone; 267.5 acres; request to extend the preliminary plan validity period; located in the northeast quadrant of the intersection of Stringtown Road and Frederick Road (MD 355); Clarksburg – <i>Staff Recommendation: Grant extension.</i></p>  | <p>Approved</p>                                  |
| S. Federline | Item *16 | <p><b>Amendment to Final Forest Conservation Plan for #8-05016 Towns of Dogwood:</b> DEFERRED from May 11, 2006 Planning Board; located on Dogwood Lane northeast of Briggs Chaney Road, Fairland; Removal of Additional Forest for purpose of construction a Gravity Sanitary Sewer Outfall, as stipulated by WSSC Policy – <i>Staff Recommendation: Approval with Conditions.</i></p>  | <p>Approved</p>                                  |
| R. Weaver    | Item *8  | <p><b>Preliminary Plan Amendment No. 12001047A, Commerce Bank Rockville:</b> I-1; 0.957 acres; 1 lot existing; 4,100 square foot bank with drive-through aisles; located in the northeast quadrant of the intersection of East Gude Drive and Crabbs Branch Way; Shady Grove Sector Plan – <i>Staff Recommendation: Approval with conditions.</i></p>  | <p>Approved with change</p>                      |
| R. Weaver    | Item *9  | <p><b>Preliminary Plan No. 120050740 (formerly 1-05074), Hilltop Farms:</b> RDT zone; 232.70 acres; 8 lots requested; 8 one-family detached dwelling units; located in the southwest quadrant of the intersection of West Old Baltimore Road and Slidell Road; Agricultural and Rural Open Space Plan – <i>Staff Recommendations: Approval with conditions.</i></p>  | <p>Accepted applicant’s request for deferral</p> |
| C. Conlon    | Item *12 | <p><b>Record Plats</b><br/> <b>Subdivision Plat No. 220061170 – Allanwood</b><br/>                     R-200 zone; 2 lots; located on the northwest corner of Allanwood Court and Allanwood Drive; Aspen Hill – <i>Staff Recommendation: Approval.</i></p> <p><b>Subdivision Plat No. 220061590 – Thomas Discovery</b><br/>                     RDT zone; 3 lots; located on Sugarland Road, approximately 2,600 south of Whites Ferry Road; Agriculture &amp; Rural Open Space – <i>Staff Recommendation: Approval.</i></p> | <p>Approved</p> <p>Approved</p>                  |

		<b>Subdivision Plat No. 220061680 – James Property</b>	<b>Approved</b>
		R-200 zone; 2 lots, 1 Parcel, 1 Outlot; located on Briggs Chaney Road, approximately 450 feet west of Old Columbia Pike; Fairland – <i>Staff Recommendation: Approval.</i>	
		<b>Subdivision Plat No. 220061800 – Rock Spring Park</b>	<b>Postponed</b>
		MXPD zone 3 Parcel, located on southwest quadrant, in the intersection of route 270 and Old Georgetown Road; North Bethesda-Garrett Park – <i>Staff Recommendation: Approval</i>	
F. Boyd	Item 10	<b>Mandatory Referral No. 06501-MCPS-1: Albert Einstein High School Performing Arts Signature Improvements;</b> 1135 Newport Mill Road, R-60 Zone, Kensington-Wheaton Master Plan– <i>Staff Recommendation: Approval.</i>	<b>Approved with change to transmit comments to MCPS</b>
M. Abernathy	Item 11	<b>Mandatory Referral No. 06102-MCPS-1: New Hampshire Estates Elementary School (access and safety improvements):</b> R-60 Zone, 8720 Carroll Avenue, East Silver Spring Master Plan – <i>Staff Recommendation: Approval.</i>	<b>Approved to transmit comments to MCPS</b>
E. Tesfaye	Item 13	<b>Board of Appeals Hearing No. S-2669:</b> Special exception request by Oakview Recreation Association, applicant, to operate an unmanned wireless telecommunications facility and associated equipment cabinets; R-90 zone; located at 1101 Corliss Street; Silver Spring – <i>Staff Recommendation: Approval.</i> (Action required for hearing on 6/16/06)	<b>Approved with change</b>
		<b>ROUNDTABLE DISCUSSION</b> (Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring) (No public testimony will be taken at this time.)	<b>No vote taken. Discussion and guidance only.</b>
		<ul style="list-style-type: none"> <li>• Commissioners’ Report</li> <li>• Director’s Report (Planning Director)</li> <li>• Discussion of priority setting and FY 07 work program</li> <li>• Draft-Semi-Annual Report</li> </ul> <p style="text-align: center;"><b>(No Webcast Available)</b></p>	
		<b>PARKS NIGHT (PLANNING BOARD REVIEW OF PARK POLICIES)</b>	
M. Bradford	Item 14	<b>Forest Glen-Dallas Avenue Neighborhood Park:</b> Proposed park renaming request to “South Four Corners Neighborhood Park” by South Four Corners Association Spring – <i>Staff Recommendation: Approval.</i>	<b>Approved</b>

M. Venzke Item 15 **Parks Capital Improvements Program – Deferred**

**Spending Plan for FY 2007 Program Open Space Apportionment:** On May 4, 2006, the Department of Parks received notice from the Maryland Department for Natural Resources regarding Montgomery County's apportionment of Program Open Space (POS) funding for FY 2007. The FY 2007 allocation of \$24,291,038 is significantly higher than prior years. POS funding is split equally between the parkland acquisition and development programs in the CIP, after a small percentage is dedicated to the County's incorporated municipalities. The generous FY 2007 POS apportionment allows the addition or acceleration of several projects in the Parks CIP – ***Staff Recommendation: Approval of Recommended Projects for Transmittal to County Council as Requested Amendments to the FY 2007-2012 CIP.***

**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.