

Montgomery County Planning Board Action Summary

Thursday, March 2, 2006

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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>
P. Barney	13. Appointment of AA-2 Broker Dealer for Commission Bonds.	Approved
P. Barney	1. Administrative Items Operating Funds FY 2006 Seven Month Financial Report and Projections to June 30, 2006.	Postponed
J. Gallihue	2. Discussion with DHCA of Pedestrian Linkages within Long Branch Stream Valley Park: R-10 and R-60 zones; East Silver Spring Master Plan; located west of the intersection of Piney Branch Road and University Boulevard; Silver Spring – <i>Staff Recommendation: Proceed with Facility Planning with Park Development and Transmit Comments to Department of Housing and Community Affairs (DHCA).</i>	Approved to transmit comments to DHCA
G. Russ	3. Zoning Text Amendment No. 06-05 Introduced by Councilmember Praisner; amend the Zoning Ordinance to require site plan review for certain commercial projects in the C-2 zone, under certain circumstances; and generally amend the C-2 zone – <i>Staff Recommendation: Transmit comments to County Council.</i>	Recommended approval to transmit comments to County Council
K. Mitchell	*4. Limited Site Plan Amendment #82005002A, Avalon at Decoverly: O-M zone; amend condition 13(b) of the approved site plan which deals with phasing of the “community-wide pedestrian pathways and recreation facilities” to allow construction to continue before the provision of the pathways and recreation facilities, if the required facilities are fully bonded - <i>Staff Recommendation: Approval.</i>	Approved with changes
G. Russ	5. Zoning Text Amendment No. 06-04 Introduced by Councilmember Praisner; amend the Zoning Ordinance to clarify the circumstances for subdivision of a one-family residential lot in the rural open space area of the Rural Neighborhood Cluster (RNC) zone and to require all publicly held or privately held land in the rural open space area of the RNC zone to be preserved in perpetuity by easement or covenant; and generally amend the RNC zone – <i>Staff Recommendation: Denial.</i>	Recommended denial to County Council

D. Janousek
Combine 6 & 7

6. **Local Map Amendment No. G-842:** Hampden Lane Associates, Inc., applicant, requests rezoning of approximately 22,611 square feet of land from the R-60 zone to the TS-R zone for 60 residential units; located at 4913, 4915, 4919 and 4921 Hampden Lane; Bethesda – *Staff Recommendation: Approval.*

Recommended approval with changes to County Council

7. **Development Plan Amendment No. 06-2:** Hampden Lane Associates, Inc., applicant, requests an amendment that moves the development plan for transitional housing from 4917 Hampden Lane to 4913 Hampden Lane; located at 4913 and 4917 Hampden Lane; Bethesda – *Staff Recommendation: Approval.*

Approved to transmit comments to Hearing Examiner

R. Weaver

*8. **Preliminary Plan No. 120060160 Garrett Park (Resubdivision):** R-90 zone; 0.52 acres; 2 lots requested; 2 one-family detached dwelling units, including one existing to remain; located in the northwest corner of the intersection of Oxford Street and Clermont Avenue; Garrett Park – *Staff Recommendation: Approval with conditions.*

Applicant requested deferral

R. Weaver

*9. **Preliminary Plan No. 120060440 Kemp Mill Farms (Mikva):** R-90 zone; 2.55 acres; 1 lot requested; 1 existing synagogue and 1 church related facility (Mikva); located in the northwest corner of the intersection of Grays Lane and Kemp Mill Road; Kemp Mill – *Staff Recommendation: Approval with conditions.*

Approved with changes

R. Weaver

*10. **Record Plats**

Approved

Subdivision Plat No. 220060240 – Kensington View:

R-60 zone; 1 lot; 1 one-family detached dwelling unit; located in the northeast quadrant, intersection of Upton Drive and Kensington Blvd.; Kensington-Wheaton – *Staff Recommendation: Approval.*

Subdivision Plat No. 220060400 – Capitol View Park:

R-60 zone; 3 lots; 3 one-family detached dwelling units; located in the northeast corner of Capitol View Avenue and Metropolitan Avenue; Kensington-Wheaton – *Staff Recommendation: Approval.*

B. Mooney/
T. Brooks

11. **Briefing/Discussion regarding Parks Foundation Mission and work program**

**Briefing and discussion only.
No vote taken.**

B. Mooney/
R. Krasnow

12. **Briefing on Development Review Fees:** The Development Review Division is expected to cover the cost of plan review through the collection of fees. Fees were last raised in 2003. In light of the increased staffing needs that have been recognized as a result of the Clarksburg crisis, an increase in fees is certainly justified. The Board needs to consider whether to change the formula used to calculate fees as well as which costs, in addition to labor costs, should be included.

Briefing and discussion to be continued on March 16.

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.