

Montgomery County Planning Board Action Summary

Thursday, May 4, 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/ M. Rifkin/ M. Ma	Item 1	Initial Hearing: Alleged Violations with respect to Site Plan No. 82003002 and 82003002A (formerly 8-03002 & 8-03002A) Clarksburg Village: located in the southwest quadrant of the intersection of Stringtown Road and Piedmont Road; Clarksburg. Board will hear from applicant and public, but no decisions will be made on this date.	Discussion only. No vote taken.
R. Kronenberg	Item *2	Site Plan Review No. 82004015A (Formerly 8-04015A), Fortune Parc; I-3 zone; 20.28 acres; 450 dwelling units, including 61 moderately priced dwelling units in four 10-story and two 8-story condominium buildings with underground parking; located on the northwest quadrant of the intersection of Montrose Road and I-270; Potomac – Staff Recommendation: <i>Approval with conditions.</i>	Approved with changes
R. Kronenberg Combine Items 3 & 4	Item *3	Project Plan Review No. 920060020 (Formerly 9-06002), 8021 Georgia Avenue: CBD-1 zone; 1.88 acres; 210 multi-family dwelling units, including 27 MPDUs; located on the northwest quadrant of the intersection of Georgia Avenue (MD 97) and Burlington Avenue; Silver Spring CBD – Staff Recommendation: <i>Approval with conditions.</i>	Approved with changes
D. Kinney	Item *4	Preliminary Plan No. 120060080, 8021 Georgia Avenue: CBD-1 zone; 1.88 acres; 1 lot requested; 210 multi-family dwelling units, including 27 MPDUs; located on the northwest quadrant of the intersection of Georgia Avenue (MD 97) and Burlington Avenue; Silver Spring CBD – Staff Recommendation: <i>Approval with conditions.</i>	Approved with changes
R. Kronenberg	Item *5	Site Plan Review No. 820060280 (Formerly 8-06009), 1200 Blair Mill Road: CBD-1 zone; 0.77 acres; 96 multi-family dwelling units including 12 MPDUs; located on the southwest quadrant of the intersection with Blair Mill Road and East-West Highway; Silver Spring CBD –	Approved

Staff Recommendation: Approval with conditions.

- R. Weaver Item *6 **Preliminary Plan No. 120060480, Hillmead/Bradley Hills:** R-60 zone, 1.35 acres; 4 lots requested; 4 one-family detached dwelling units; located on the southeast corner of the intersection of Valley Road and Ridge Road; Bethesda - Chevy Chase – *Staff Recommendation: Approval with conditions.* **Accepted applicant’s request for deferral**
- C. Conlon Item *7 **Preliminary Plan No. 120060050, Qureshi Property:** RE-2 zone; 9.92 acres; 3 lots requested; 3 one-family detached dwelling units; located on the northeast side of Norwood Road approximately 2,000 feet southeast of Holly Grove Road; Cloverly – *Staff Recommendation: Approval with conditions.* **Approved**
- R. Weaver Item *8 **Preliminary Plan Review No. 1-01037E Frazier Property (Extension):** R-10 zone; 31,364 square feet; 10 one-family detached dwelling units, previously approved; located on the southwest quadrant of the intersection of Juniper Street and Blair Road; Silver Spring – *Staff Recommendation: Grant extension.* **Approved**
- R. Weaver Item *9 **Record Plats**
- Subdivision Plat No. 2200601420 – R. T. Schaeffer Farms:** RC zone; 2 lots; located on the southeast of Piedmont Road approximately 1,200 feet west of Hawkes Road; Clarksburg & Vicinity – *Staff Recommendation: Approval.* **Approved**
- Subdivision Plat No. 2200601450 – Airpark Apartments:** I-4 zone; 1 lot; located on Snouffer School Road, approximately 50 feet south of Centerway Road; Gaithersburg & Vicinity – *Staff Recommendation: Approval.* **Approved**
- Subdivision Plat No. 2200601550 – Fox Hill:** R-200 zone; 1 lot; located on the northeast quadrant of River Road (MD 190) and US Interstate (I-495); Bethesda-Chevy Chase – *Staff Recommendation: Approval.* **Approved**

	Item *9 Continued	Subdivision Plat No. 2200601750 – Mytsak Manor: RE-2 zone; 2 lots; located on the south side of Norbeck Road, approximately 100 feet east of Old Orchard Road; Cloverly – <i>Staff Recommendation: Approval.</i>	Approved
		Subdivision Plat No. 2200601990 – Wheel of Fortune: I-3 zone; 6 lots; located on the east side of Seven Locks Road, between Wootton Parkway and Montrose Road; Potomac – <i>Staff Recommendation: Approval.</i>	Approved
B. Crawford Combine Items 10 & 11	Item 10	Adjustment to Pay Rate Schedules for Seasonal/Intermittent Employees	Approved
	Item 11	Appointment of Loomis Sayles & Company as a Fixed Income Manager for the M-NCPPC Employees’ Retirement System – Staff Recommendation: Approval.	Approved
K. Afzal	Item 12	Olney Town Center Advisory Committee - Selection of Committee members – Staff Recommendation: Approval.	Approved
G. Russ	Item 13	Zoning Text Amendment No. 06-10 Introduced by Councilmembers Praisner and Silverman; amend the Zoning Ordinance to revise the definition of “Building, accessory”; to limit the size of an accessory building in relation to the size of the main building; to require accessory buildings of a certain size to be approved by the Board of Appeals; to establish standards for Board of Appeals review of an accessory building; and to generally amend the definition and standards for an accessory building – <i>Staff Recommendation: Transmit comments to County Council.</i> Staff report will be posted on the web by April 28.	Postponed

ROUNDTABLE DISCUSSION

A. Warfield Combine Items 14 & 15	Item 14	• Operating Funds Nine Month Financial Report Including Projections to June 30, 2006	Postponed
A. Warfield	Item 15	• Enterprise Funds Nine Month Financial Report Including	Postponed

Projections to June 30, 2006

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

Parks Night (Planning Board Review of Park Policies)

T. Brooks	Item 16	<p>Proposed Draft Policy and Guidelines for Playground Donations – Staff <i>Recommendation: General Discussion and Request for Public Circulation and Comments.</i></p>	<p>Release draft policy for public review and comment for 30-60 days</p>
T. Brooks Combine Items 17 & 18	Item 17	<p>a. Ayrlawn Neighborhood Park Playground Donation – Staff <i>Recommendation: Approval with conditions.</i></p>	<p>Approved</p>
	Item 18	<p>b. Norwood Neighborhood Park Playground Donation – Staff <i>Recommendation: Project Status Report.</i></p>	<p>Discussion only. No vote taken.</p>

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.