

Montgomery County Planning Board Action Summary

Thursday, May 11, 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

CLOSED SESSION AND LUNCH (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

B. Mooney/
P. Barney

- Item 1 **Subject: Business Plan and Financial Terms of Lease between Maryland Soccer Foundation and M-NCPPC - Closed Session pursuant to Maryland State Government Code Annotated Section (10-508)(a)(14) – to discuss the business plan and financial terms of the proposals for a revised lease between the Maryland Soccer Foundation and the Commission for the operation of the soccer complex at South Germantown Regional Park.** **Discussion**

R. Krasnow

- Item 18 **Continuation of Initial Hearing: Alleged Violations with respect to Site Plan No. 82003002 and 82003002A (formerly 8-03002 and 8-003002A), Clarksburg Village, located in the southwest quadrant of the intersection of Stringtown Road and Piedmont Road; Clarksburg. Staff will present options concerning disposition of pending building permits.** **Approved corrective order with changes**

K. Woodworth

- Item 2 **Consent Item:** Continuation of Reservation of Land for Public Use for the ICC right-of-way: 6.124 acres east of Notley Road, 2.42599 acres north of Colesville Manor Drive, 9.26678 acres northwest of Shady Grove Road, and 4.38 acres west of Sycamore Lane; for the M-83 right-of-way: 5.2827 acres on Garrett Road – **Staff Recommendation: Approval.** **Approved**

R. Krasnow

- Item 3 **Consent Item:** Application of Hampden Lane Associates, LLC; LMA G842/DPA 06-2 – **Staff Recommendation: Approval - Agree to revise recommendation to the Hearing Examiner to reflect Alternative Review Committee recommendation of approval of additional height and density for MPDUs for a May 22, 2006 hearing.** **Approved**

D. Kinney

- Item *4 **Preliminary Plan No. 120060460, Bank of America – Woodmoor: C-4 zone; 0.516 acres;** **Approved with change**

- Adequate Public Facilities review for a 3,000 square foot bank on an existing lot; located on the northwest quadrant of the intersection of Lexington Drive and University Boulevard (MD 193); Four Corners – **Staff Recommendation: Approval with conditions.**
- 2:00 P.M.** Item *5 **Preliminary Plan Amendment No. 11997044B, New Covenant Fellowship Church:** RE-1 zone; 33.94 acres; 1 lot existing; 1 house of worship existing, 89 senior apartments requested; located on the east side of Waring Station Road, approximately 350 feet north of Summer Oak Drive; Germantown – **Staff Recommendation: Approval with conditions.** **Approved**
 C. Conlon
- C. Conlon Item *6 **Record Plats**
Subdivision Plat No. 2200601490 – Clubbs Farm: **Approved**
 RC zone; 3 lots; located on the northwest quadrant of Darnestown-Germantown Road (MD 118) and Darnestown Road (MD 28); Potomac – **Staff Recommendation: Approval.**
- Subdivision Plat No. 2200601760 – English Village-Bradley Hills:** **Approved**
 R-90 zone; 1 lot; located on the east side of Aberdeen Road, approximately 200 feet south of York Lane; Bethesda-Chevy Chase – **Staff Recommendation: Approval.**
- Subdivision Plat No. 2200601770 – Ridgewood Village:** **Approved**
 R-60 zone; 1 lot; located on the south side of Greenvale Street, approximately 200 feet east of Western Avenue; Bethesda-Chevy Chase – **Staff Recommendation: Approval.**
- Subdivision Plat No. 2200601820 – Kenilworth:** **No vote taken**
 R-90 zone; 1 lot; located on the west side of Kensington Parkway, approximately 200 feet south of Inverness Drive; Bethesda-Chevy Chase – **Staff Recommendation: Approval.**
- L. Srivinas Item *7 **Site Plan Review No. 820060160 (Formerly 8-06016), Danshes Property:** RNC zone; 92.0 acres; 34 one-family detached units including 6 MPDUs; located on the northeast quadrant of the intersection with Brooke Road and MD 108; Ashton-Sandy Spring – **Staff Recommendation: Approval with conditions.** **Postponed**
(Chairman Berlage has recused himself.)

Postponed

M. Pfefferle	Item *8	Amendment to Final Forest Conservation Plan 1-04105 Roberts Landing: R-200 zone; remove 1.44 acres of existing forest mitigated by 1.75 acres of forest planting on-site; located on the north side of Turkey Foot Road approximately 125 feet west of Jones Lane; Potomac Subregion – <i>Staff Recommendation: Approval with conditions.</i>	Approved
J. Penn/S. Federline	Item *9	Amendment to Final Forest Conservation Plan #8-05016, Towns of Dogwood Site Plan: RT-8 zone; located on Dogwood Lane north of Briggs Chaney Road. Removal of additional 1.35 acres (0.03 acres on-site, and 1.32 acres off-site in existing Forest Conservation easement); off-site portion to be replanted in place, and the remaining forest conservation requirement to be met off-site – <i>Staff Recommendation: Approval with conditions.</i>	Deferred
J. Penn/S. Federline	Item *10	Amendment to Approved Final Forest Conservation Plan #8-99048, Cross Creek Club: RT-8 zone; located north of Briggs Chaney Road at Prince Georges County line; removal and replacement of 1.32 acres of forest in existing Forest Conservation easement; (REF: Companion Forest conservation plan amendment for Towns of Dogwood) – <i>Staff Recommendation: Approval with conditions.</i>	Deferred
T. El-Baba	Item 11	Reconsideration Requests 1. Cabin John Park	Postponed
B. Mooney/ P. Barney	Item 12	Maryland Soccer Foundation Lease at South Germantown Regional Park: Planning Board review of proposed changes to the lease between M-NCPPC and the Maryland Soccer Foundation. Lease changes pertain to operations of the SoccerPlex at South Germantown Recreational Park and generally impact the hours of operation, the number of games, and the development of phase two and three of the soccer complex. <i>Staff recommendation: Approval of lease and transmit to County Council.</i>	Discussion only. No vote taken.
S. James	Item 13	AB 677: Abandonment of a portion of unimproved Fraser Drive within the Montgomery Hills Forest Subdivision in Silver Spring – <i>Staff Recommendation: Approval.</i>	Approved
G. Russ	Item 14	Zoning Text Amendment No. 06-09 Introduced by Councilmember Silverman to amend the Zoning Ordinance to provide a process for reclassification	Postponed

of a split-zoned property to a single zone classification; and to generally amend provisions related to a corrective map amendment – *Staff Recommendation: Transmit comments to County Council.*

J. Gallihue Item 15 **Local Map Amendment No. G-841:** Shady Grove Investors I, LLC and Shady Grove Investors II, LLC, apply for rezoning of approximately 6.9 acres of land from the C-2 zone to the PD-44 zone for 371 units; located at the northeast quadrant of the intersection of Omega Drive and Research Boulevard, Gaithersburg – **Postponed**

G. Russ Item 19 **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 – *Staff Recommendation: Transmit comments to County Council.* **Postponed**

(This was on the MCPB Agenda for 5/4/06 as Item #13)

Updated

DINNER AND DIRECTOR’S REPORT (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*) (**This session will not be webcast.**) (**Public testimony will not be taken at this time.**)

G. Wright/
L. Coleman Item 16 **Public Hearing:** Draft Memorandum of Understanding (MOU) between M-NCPPC and Town of Kensington on Brainard Warner Property/Circle Manor Property (under contract for purchase by M-NCPPC through the Legacy Open Space Program) including staff recommended planning and design principles – *Staff Recommendation: Discussion, no vote will be taken.* **Discussion only. No vote taken.**

F. Hamer/D.
Daniel Item 17 **Public Hearing: Rules of Procedure, Memorandum of Understanding with the Department of Permitting Services, Revisions to Public Hearing Process.** **Postponed**

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.