

Montgomery County Planning Board Action Summary

Thursday, June 15, 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	Item *1	Plan of Compliance, Clarksburg Town Center: RMX-2 zone; 1221 dwelling units and 195,000 Square feet of commercial space; located between Stringtown Road and Clarksburg Road near MD 355; Clarksburg – <i>Staff Recommendation: Approval.</i>	Approved with changes
D. Johnsen	Item *2	Civil Administrative Order for Forest Conservation Ordinance Violation: The property owner cleared about 83,145 square feet of forest at 17900 Trundle Road Dickerson – <i>Staff Recommendation: A Civil Administrative Order for a penalty of \$1 per square feet and, restoration of the site is recommended.</i>	Deferred decision
C. Gilbert	Item 3	Local Map Amendment: Application of Hampden Lane, LLC; LMA G-819 – Staff Recommendation: <i>Approval - Agree to revise recommendation to the Hearing Examiner to reflect Alternative Review Committee recommendation of approval of additional height and density for MPDUs.</i>	Approved to transmit revised recommendation to Hearing Examiner
M. Ma	Item *4	Site Plan Amendment: Rock Spring Centre Tower II MXPDP zone; 1.96 acres; reduction of the total number of the proposed units from 352 to 217, and modification to building footprint, parking and building height; North Bethesda - Garrett Park – <i>Staff Recommendation: Approval with conditions.</i>	Approved with change
D. Kinney	Item *5	Preliminary Plan No. 120060110, Haines Addition to Damascus (DEFERRED FROM MAY 25, 2006 P.B. HEARING): RE-2C zone; 50.88 acres; 5 lots requested; 5 one-family detached dwelling units; located on the north side of Howard Chapel Drive, approximately 5,000 feet northeast of Main Street (MD 108); Damascus – <i>Staff Recommendation: Approval with conditions.</i>	Approved
D. Kinney	Item *6	Preliminary Plan No. 120060490 Alban W. & Esther M. Eger: R-200 zone; 2.45 acres; 4 lots requested; 4 one-family detached dwelling	Approved with changes

R.Weaver Item *7 **POSTPONED** **Preliminary Plan No. 120060230, Wooten** Postponed
Staff Recommendation: Approval with conditions.

Subdivision: RC zone; 8.61 acres; 1 lot and 1 requested; 1 one-family detached dwelling unit; located on the north side of Sandy Spring Road, approximately 150 feet east of Dino Drive; Fairland – *Staff Recommendation: Approval with conditions.*

P. Weiss Item *8 **Site Plan Review No. 820060310, Montgomery Industrial Park:** Approved with change
 I-1 zone; 1.69 acres; 67,850 gross square feet hotel; on Broadbirch Drive, approximately 440 feet east of Tech Road; Fairland – *Staff Recommendation: Approval with conditions.*

R. Weaver Item *9 **Record Plats**
Subdivision Plat No. 220061030 – Silver Crest Approved

RE-2 zone; 1 lot; located on the east side of Hilton Place, approximately 2000 feet north of Hilton Road; Damascus – *Staff Recommendation: Approval.*

Subdivision Plat No. 220061650 – H.M. Martin’s Fourth Addition to Chevy Chase Approved

R-60 zone; 1 lot; located on the east side of Delfield Street, between Thornapple Street and Taylor Street; Bethesda-Chevy Chase – *Staff Recommendation: Approval.*

Subdivision Plat No. 220061970 – Granby Woods Approved

RE-1 zone; 1 lot; located on the east side of Muncaster Road, on the south west corner of Artesian Drive and Raines Drive; Upper Rock Creek – *Staff Recommendation: Approval.*

Subdivision Plat No. 220062020 – Kensington Heights Approved

R-60 zone; 1 lot; located on the south side of University Blvd; approximately 200 feet east of Drumm Avenue; Kensington Wheaton – *Staff Recommendation: Approval.*

Subdivision Plat No. 220062030 – Kensington Heights Approved

R-60 zone; 1 lot; located on the south side of University Blvd; approximately 200 feet east of Drumm Avenue; Kensington Wheaton – *Staff*

		<i>Recommendation: Approval.</i>	
		Subdivision Plat No. 220061800 – Rock Spring Park	Approved
		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>	
R. Kronenberg	Item 21	Project Plan Review No. 91998005B (Formerly 9-98005B), Downtown Silver Spring (Section B & E): CBD-0.5/CBD-1/CBD-2 CBD-R2 zones; 222 multi-family dwelling units, including 31 MPDUs; bounded by Georgia Avenue, Wayne Avenue, Cedar Street and Ellsworth Drive; Silver Spring CBD - <i>Staff Recommendation: Extension of Review Period.</i>	Approved
	Item 10	OTHER BUSINESS Approval of Minutes	None
L. Cole	Item 11	Mandatory Referral No. 06808-SHA-1 Eastbound Capital Beltway (I-495) to Southbound Georgia Avenue (MD 97) Ramp Widening, SHA Contract No. MO4195187 – <i>Staff Recommendation: Transmit comments to State Highway Administration (SHA).</i>	Approved to transmit comments to SHA
M. Zamore	Item 12	Forest Conservation Plan for Father Hurley Boulevard Extended/Germantown Road to Wisteria Drive, NRI/FSD #4-04144 – <i>Staff Recommendation: Approval with Conditions.</i>	Approved
M. Zamore	Item 13	Mandatory Referral 06807-DPW&T-1: Father Hurley Boulevard Extended/Germantown Road to Wisteria Drive, CIP No. 500516 – <i>Staff Recommendation: Transmit comments to Department of Public Works and Transportation (DPWT).</i>	Approved with change
G. Russ	Item 14	Zoning Text Amendment No. 06-12 Introduced by Councilmember Floreen; amend the Zoning Ordinance to clarify the minimum setback from the street for a corner lot under the MPDU optional development standards – <i>Staff Recommendation: Transmit comments to County Council.</i>	Approved to transmit comments to County Council
G. Russ	Item 15	Zoning Text Amendment No. 06-13 Introduced by the District Council at the Request of the County Executive; amend the Zoning Ordinance to clarify that the established building line requirements apply only if there	Approved to transmit comments to County Council

- are at least two existing residential dwellings that are not non-conforming and within 300 feet of the side property line of the proposed construction site; and generally to amend the established building line standards – *Staff Recommendation: Transmit comments to County Council.*
- G. Russ Item 16 **Zoning Text Amendment No. 06-14** **Approved to transmit comments to County Council**
 Introduced by the District Council; amend the Zoning Ordinance to establish a new TOMX/TDR Zone and create development standards and procedures for the TOMX/TDR Zone – *Staff Recommendation: Transmit Comments to the County Council.*
- G. Russ Item 17 **Zoning Text Amendment No. 06-15:** **Approved to transmit comments to County Council**
 Introduced by the District Council; amend the Zoning Ordinance to establish a new RMX-2C/TDR Zone and create development standards and procedures for the RMX-2C/TDR Zone – *Staff Recommendation: Transmit Comments to the County Council.*
- J. Daniel Item 18 **Adoption of the Damascus Master Plan:** **Approved**
 Approve the Resolution of Adoption and Transmit to the Full Commission.
- J. Daniel Item 19 **Sectional Map Amendment for the Damascus Master Plan:** **Approved**
 Approve to File Sectional map Amendment, and Transmit to the County Council for Introduction.
- Item 20 **ROUNDTABLE DISCUSSION AND DINNER**
(No public testimony will be taken at this time.)
- Commissioners’ Report
 - Director’s Report (Parks Director)
 - Park Houses
 - Semi-Annual Review
- M. Venzke Item 22 **Parks Capital Improvements Program – Spending Plan for FY 2007 Program Open Space Apportionment (Continued from June 8, Item 15):** **Approved to transmit to County Council**
 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.***

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.