

Agenda for Montgomery County Planning Board Meeting
Thursday, October 7, 2004, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call
Approval of Minutes: April 15, 2004
April 22, 2004
Commissioners' Reports
Directors' Reports
Reconsideration Requests

GENERAL MEETING (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

- A. Administrative Items
- B. FY06 Operating Budget
- C. Proposed Camp Policies, Procedures and Fees – *Discussion.*
- D. Proposed Special Event and Tournament Fees – *Discussion.*
- E. *Closed Session pursuant to Maryland Government Code Annotated Section 10-508 (a) (7)*
(*consult to obtain legal advice*) (*Subject: Silo Inn Property*)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Mandatory Referral 04504-MCPS-1: Wheaton High School Stadium Light Pole/Telecommunications Antenna Replacement Project**

12501 Dalewood Road, Wheaton; Kensington –Wheaton Master Plan

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Mandatory Referral 04503-MCPS-1: Einstein High School Stadium Light Pole/Telecommunications Antenna Replacement Project**

11135 Newport Mill Road, Silver Spring; Kensington -Wheaton Master Plan

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Mandatory Referral No. 04505-MCPS-1: Kensington - Parkwood Elementary School gymnasium and four-classroom addition**

Saul Road and Franklin Street, Kensington - Wheaton Master Plan

Staff Recommendation: Approval with comments to be transmitted to Montgomery County Public Schools (MCPS)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Zoning Text Amendment No. 04-19**

Introduced by Councilmember Silverman; amend the Zoning Ordinance to regulate by special exception the development of large retail stores in the C-2 and C-6 zones; and define the term "Large Retail Store"

Staff Recommendation: Deferral/Denial.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Proposed Zoning Text Amendment

Amend the Zoning Ordinance to allow an existing hospital as a permitted use; require expansion of an existing hospital to occur only through the site plan review process; and modify the site plan review process to establish findings regarding hospitals

Staff Recommendation: Transmit to County Council for Introduction.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Preliminary Plan Review No. 1-05011 Falconhurst (Resubdivision)

RE-2 Zone; 8.6 acres; four (4) lots requested; four (4) single-family detached dwelling units (existing school to be removed)

Community water and community sewer

Located on the south side of Newbridge Drive, approximately 500 feet northeast of River Road (MD 190)

Applicant: NCI, David Niroo

Engineer: Macris, Hendricks & Glascock, P.A.

Planning Area: Potomac

Staff Recommendation: Approval, pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision Regulations and subject to conditions:

******* See Discussion and Conditions in Staff Report *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Preliminary Plan Review No. 1-04076 McDonald Knolls**

R-60 Zone; 0.866 acre; four (4) lots requested; four (4) single family detached dwelling units (one [1] existing single family dwelling)

Community water and community sewer

Located on the east side of Gilmoure Drive, approximately 300 feet north of Dennis Avenue

Applicant: Robert Conned, LLC

Engineer: CAS Engineering

Planning Area: Kemp Mill/Four Corners

Staff Recommendation: Approval subject to the following conditions:

- 1) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 2) Noise analysis for interior attenuation to be reviewed and approved by MNCPPC technical staff prior to building permits.
- 3) Record plat to reflect delineation of a 10 foot side yard setback for the southern boundary of proposed Lot 3.
- 4) Compliance with the conditions of the approval of the tree save plan. The applicant must satisfy all conditions prior MCDPS issuance of sediment and erosion control permits.
- 5) Compliance with the conditions of approval of the MCDPS stormwater management approval dated April 29, 2004.
- 6) Compliance with conditions of MCDPWT letter prior to recordation of plat.
- 7) Record plat to reflect a note "denied access" along University Boulevard.
- 8) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed.
- 9) Other necessary easements.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Preliminary Plan Review No. 1-05013 Woodside (Resubdivision)**

R-60 Zone; 0.94 acre; three (3) lots requested; three (3) single family detached dwelling units

Community water and community sewer

Located on the east side of Second Street, approximately 280 feet northwest of Ballard Street

Applicant: Patrick T. Stingley

Engineer: Dean Packard

Staff Recommendation: Approval, pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision Regulations and subject to conditions:

******* See Discussion and Conditions in Staff Report *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Record Plats**

Staff Recommendation: The following record plat is recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

2-05071 F.P. Nash's Subdivision & Dunn's Addition to North Kensington
Located in the northeast corner of Players Mill Road and Nash Place
R-60 Zone, 4 lots
Community water, community sewer
Planning Area: Kensington-Wheaton
Ida I. Yoder, Applicant

Staff Recommendation: Pursuant to section 50-35A, the following minor subdivision plat is recommended for approval subject to any applicable conditions of previous preliminary plans approvals and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

2-05070 Glen Mar Park
Located on the south east corner of Walhonding Road and Sangamore Road
R-60 Zone, 2 lots
Community water, community sewer
Planning Area: Bethesda-Chevy Chase
Sur Developers & Builders, Inc., Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Public Hearing Draft Blockhouse Point Conservation Park Master Plan: Worksession No. 2**

Staff Recommendation: Discussion. (No public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: