

Agenda for Montgomery County Planning Board Meeting
Thursday, December 9, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call
Approval of Minutes: June 3, 2004
Commissioners' Reports
Directors' Reports
Reconsideration Requests
Adoption of Opinions

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

- A. Administrative Items
- B. Feasibility Study for a Combined Facility: Layhill Village Local Park, Mid-County Recreation Center and Downcounty Consortium Elementary School #29
- C. *Closed Session pursuant to Maryland Government Code Annotated Section 10-508(a) (7) (consult with counsel to obtain legal advice) (Subject: Encroachment Litigation)*
- D. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (consider acquisition of real property for a public purpose)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Site Plan Review No. 8-05011, Twinbrook Commons**

TS-R zone; 7.85 acres; 440 multi-family dwelling unit including 55 MPDUs, approximately 60,099 square feet of commercial retail; Northeast quadrant of the intersection of B&O Railroad and Twinbrook Parkway

APPLICANT: Twinbrook Commons, L.L.C.

ENGINEER: Johnson Bernat Associates, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Proposed Zoning Text Amendment

Amend the Zoning Ordinance to expand the Upper Rock Creek Overlay Zone to include part of the Upper Rock Creek in the Olney Master Plan area west of Reddy Branch Stream Valley Park

Staff Recommendation: Transmit to County Council for Introduction.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Proposed Zoning Text Amendment

Amend the Zoning Ordinance to create a new Mixed-use Zone for the Olney Town Center as recommended by the Planning Board Draft of the proposed Olney Master Plan

Staff Recommendation: Transmit to County Council for Introduction.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

- 4. **Request by Town of Kensington to enter into a partnership with MNCPPC to restore and operate the Kensington Cabin at 10000 Kensington Parkway**

Staff Recommendation: Enter into partnership with Town of Kensington.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

- 5. **Site Plan Review No. 8-05005, The Enclave**

RH zone; 25.5987 acres; site plan to add to approved plan: 12,850 gross square feet community center, (1119 existing dwellings units to remain); east quadrant of the intersection of Columbia Pike and Oak Leaf Drive; White Oak.

APPLICANT: Stellar Silver Spring, LLC

ENGINEER: Loiederman Soltesz Associates, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Preliminary Plan No. 1-05028 Cator Property

R-200 Zone; 1.99 acres; three (3) lots requested; three (3) single family detached dwelling units, one (1) existing

Community water and community sewer

Located on the southwest quadrant of the intersection of Railroad Street and Ridge Road

Applicant: Steven A. and Shirl R. Harris

Engineer: Benning and Associates, Inc.

Planning Area: Gaithersburg and Vicinity

Staff Recommendation: Approval, subject to conditions:

******* See Staff Memorandum for Discussion and Conditions *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Preliminary Plan No. 1-05029 Stoney Springs

RDT Zone; 704.49 acres; thirteen (13) lots and eight (8) outlots requested; thirteen (13) single-family detached dwelling units

Private well and septic

Located on the south side of Offut Road and west side of Mount Nebo Road at the intersection of West Offut Road and Mount Nebo Road

Applicant: Winchester Homes

Engineer: Benning & Associates, Inc.

Planning Area: Agricultural and Rural Open Space

Staff recommendation: Approval, subject to conditions:

******* See Staff Memorandum for Discussion and Conditions *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. 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.

2-05097 Potomac Hunt Acres
Southeast corner of River Road and Swains Lock Road
RE-2 Zone, 2 lots
Community water, private septic
Planning Area: Travilah
William C. Schmeisser, Applicant

Staff Recommendation: Pursuant to section 50-35A, the following minor subdivision plats are 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.

2-05098 Bradley Hills
East side of Oldchester Road, approximately 200 feet south of Maiden Lane
R-60 Zone, 1 lot
Community water, community sewer
Planning Area: Bethesda-Chevy Chase
Dana J. and Therese Pratt, Applicant

2-05099 Kenwood Country Club
Northwest corner of River Road and Dorset Avenue
R-90 Zone, 1 parcel
Community water, community sewer
Planning Area: Bethesda-Chevy Chase
Kenwood Golf & Country Club, Applicant

BOARD ACTION**Motion:****Vote:****Yea:****Nay:****Other:****Action:**

9. **Mandatory Referral No. 04815-SHA-1: Georgia Avenue (MD 97) Randolph Road Interchange, Project No. M0854B11**

Staff Recommendation: Approval with comments to SHA.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **White Oak Golf Course**

Recommendation to cease Commission operation of the White Oak Golf Course

Staff Recommendation: - Approval. (Public testimony limited to one hour)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: