

Agenda for Montgomery County Planning Board Meeting
Thursday, February 24, 2005, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: July 29, 2004 Commissioners' Reports Directors' Reports Reconsideration Requests Adoption of Opinions	
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GENERAL MEETING (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

- A. Administrative Items
- B. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (consult with counsel to obtain legal advice) (Subject: Legislation)*
- C. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (consult with counsel to obtain legal advice) (Subject: Planning board Rules of Procedures)*
- D. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (consult with counsel to obtain legal advice)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Consent Item: Countywide Bikeways Functional Master Plan**

Staff Recommendation: Approve resolution of adoption for transmission to Full Commission.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Forest Conservation Plan for Mandatory Referral No. 04105-M-1: King Street Art Center Building and Parking Garage Site Selection for the Takoma Park Campus of Montgomery College – King Street Art Center located in the former Giant Bakery Building and the Parking Garage located along the CSX railroad tracks adjacent to Jessup Blair Park, CBD-1 and I-1 Zones, Silver Spring CBD.**

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Mandatory Referral No. 04105-M-10: King Street Art Center Building and Parking Garage Site Selection for the Takoma Park Campus of Montgomery College** – King Street Art Center located in the former Giant Bakery building and the Parking Garage site located along the CSX railroad tracks adjacent to Jessup Blair Park, CBD-1 and I-1 Zones, Silver Spring CBD.

Staff Recommendation: Approval to transmit comments to Montgomery College

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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4. **Request by Friends of Norwood Park to enter into partnership with M-NCPPC to expand the scope of the playground renovation project that is occurring in partnership with the Bethesda-Chevy Chase Rotary Club at Norwood Local Park, Bethesda**

Staff Recommendation: Approval to enter into partnership with the Friends of Norwood Park.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Request for Priority Funding Boundary Amendment in the Olney Planning Area for Inclusion of Our Lady of Good Counsel High School Site

Staff Recommendation: Approval to transmit to the County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Project Plan No. 9-04002A, Silver Spring Gateway - CBD-2 Zone; 2.97 acres; 52,832 gross square feet of retail, and 477 multi-family dwelling units, inclusive of 60 MPDUs; east quadrant to the intersection of East West Highway and Blair Mill Road; Silver Spring CBD Sector Plan – *Continuance to March 17, 2005.*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

- 7. **Zoning Text Amendment No. 05-01** Introduced by Councilmember Denis; amend the Zoning Ordinance to allow a nonresidential professional office by special exception in the R-90 zone; and to make technical, stylistic, and conforming changes throughout the nonresidential office special exception section

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

- 8. **Zoning Text Amendment No. 05-02** Introduced by the District Council at the request of the Planning Board; amend the Zoning Ordinance to establish a new Transit Oriented Mixed-Use Zone

Staff Recommendation: Approval with modification.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Proposed Zoning Text Amendment** Amend the Zoning Ordinance to establish streetscape requirements in the I-1 zone

Staff Recommendation: Approval to transmit to County Council for introduction.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Proposed Zoning Text Amendment** Amend the Zoning Ordinance to allow a building materials and supplies store as a permitted use in the Research and Development (R&D) zone under certain circumstances

Staff Recommendation: Approval to transmit to County Council for introduction.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Preliminary Plan No. 1-01067E East Hampshire Center (Extension)

C-2 Zone; 2.14 acres; One (1) lot previously approved; 8,551 square feet of retail (previously approved), 10,884 square feet of storage (previously approved), 86,046 square feet of self storage (previously approved)

Community water and community sewer

Located in the north quadrant of the intersection of New Hampshire Avenue (MD 650) and Eastern Avenue

Applicant: Maisel Hollins Development Co.

Engineer: Macris, Hendricks and Glasscock

Attorney: Linowes and Blocher

Planning Area: Takoma Park

Staff recommendation: Approval, subject to conditions:

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Pre-preliminary Plan No. 7-05013 Muncaster Manor

RE-1 Zone; 16.15 acres; Three (3) lots requested; Three (3) one-family detached dwelling units

Private well and private septic

Located at the western terminus of the Rolling Road, approximately 1,600 feet east of its intersection with Muncaster Road

Applicant: Richard A. Mills

Engineer: Maddox Engineers & Surveyors, Inc.

Planning Area: Upper Rock Creek

Staff recommendation: No objection the submission of a preliminary plan

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. Preliminary Plan No. 1-05048 Glen Estates

RE-2 Zone; 4.9 acres; Two (2) lots requested; Two (2) one-family detached dwelling units

Private well and private septic

Located on the west side of Glen Road approximately 400 feet south of the intersection with Joiners Lane

Applicant: Bradstein Construction

Engineer: PG Associates

Planning Area: Potomac

Staff recommendation: Approval, subject to conditions

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

14. **Preliminary Plan No. 1-04097A Alpine Forest (Amendment)**

R-30 Zone; 2.21 acres; One (1) lot requested; 16 multi-family dwelling units

Located on the east side of Dogwood Drive, approximately 200 feet north of its intersection with Shady Knoll Drive

Community water and community sewer

Applicant: Dogwood Apartments, LLC

Engineer: Oyster, Imus & Petzold

Planning Area: Fairland

Staff recommendation: Approval to amend previous conditions

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

15. Preliminary Plan No. 1-05049 Mount Zion

RE-1 Zone; 3.45 acres; Three (3) lots requested; Three (3) one-family detached dwelling units

Private well and private septic

Located on the east side of Zion Road, approximately 850 feet north of Olney-Laytonsville Road (MD 108)

Applicant: Olympus Real Estates Group

Engineer: PG Associates

Planning Area: Olney

Staff recommendation: Approval, subject to conditions

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

16. Record Plats

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.

2-05137 Rossmoor Leisure World
North side of Leisure World Boulevard, approximately 9000 feet north of Bel
Pre Road
PRC Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Aspen Hill
IDI Companies, Inc., Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: