

Agenda for Montgomery County Planning Board Meeting

Thursday, March 10, 2005, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: September 9, 2004 Commissioners' Reports Directors' Reports Reconsideration Requests Adoption of Opinions	
---	--

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Agricultural District Petition: Shiloh Farm Big Woods Road, Dickerson**

Staff Recommendation: Approval to transmit comments to the County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

-
2. **Local Map Amendment G-831:** Musgrove Road Joint Venture, LLP, applicant, request reclassification of land from the R-90 Zone to the O-M Zone for the enlargement of an existing medical office building; located at 2415 Musgrove Road (Lot 5, Thompson's Addition to Deer Park and 2409 Musgrove Road (Lot 2, Thompson's Addition to Deer Park); Silver Spring - Fairland Master Plan –

Staff Recommendation: Denial.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Preliminary Plan No. 1-04062 Longwood Resubdivision (Reconsideration)**

R-200 Zone; 1.24 acres; one (1) lot requested; one (1) single-family detached dwelling unit

Community water and community sewer

Applicant: Pollin Development Company

Engineer: Witmer and Associates

Planning Area: Bethesda - Chevy Chase

Staff recommendation: Approval, subject to conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Preliminary Plan No. 1-00069B Easter Seals**

CBD-R1 Zone; 0.65 acres; one (1) lot requested; 41,400 square feet of commercial office

Community water and community sewer

Located at the intersection of 2nd Avenue and Spring Street

Applicant: Easter Seals

Engineer: CAS Engineering

Attorney: Linowes and Blocher, LLP

Planning Area: Silver Spring

Staff recommendation: Approval, subject to conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

-
5. **Site Plan Review No. 8-05021, 8215, Fenton Street, CBD-1 and Fenton Village Overlay Zones;** 0.22 acres; 13,638 gross square feet of commercial development of which 9,110 square feet is new construction and 4,728 square feet is existing commercial space to be retained; 6,919 square feet constitutes FAR density; on east side of Fenton Street between Silver Spring Avenue and Thayer Avenue; Silver Spring CBD Sector Plan

APPLICANT: 8215 Fenton Street, LLC

ENGINEER: Greenhorne & O'mara

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Damascus Master Plan – Worksession IV: Housing Issues and Rural Area Land Use**

Staff Recommendation: Approve staff recommendation.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Forest Conservation Plan for Mandatory Referral #04106-MC-1: Silver Spring Transit Center - Colesville Road and Wayne Avenue, CBD – 2 Zone, Silver Spring Central Business District**

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Mandatory Referral # 04106-MC-1: Silver Spring Transit Center** - Colesville Road and Wayne Avenue, CBD-2 Zone, Silver Spring Central Business District

Staff Recommendation: Approval to transmit comments to Montgomery County Department of Public Works and Transportation.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

-
9. **Water/Sewer Area Category Request – Toll Brothers, Inc./Natelli/Barmakian (04A-LSN-01)** – Previously considered on December 2, 2004 (Denial) Council Requests Reconsideration

Staff Recommendation: Transmit comments to the County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

- 10. **Road Abandonment Case AB 666** Abandonment of a portion of 20-Foot Alley connecting Reddie Drive with Prichard Road as it relates to the Wheaton Forest Redevelopment at the Wheaton Kiss and Ride; Preliminary Plan No. 1-05021; located east of Georgia Avenue, west of Amherst Avenue; Kensington-Wheaton

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

- 11. **Preliminary Plan No. 1-05021 Wheaton Forest**

CBD-R1 and CBD-3 Zones; 3.5 acres; two (2) lots requested; 180 multi-family dwelling units, including a minimum of twenty percent MPDUs (36 units) and 2,000 square feet of commercial retail use

Community water and community sewer

Located in the southeast quadrant of the intersection of Georgia Avenue (MD 97) and Reddie Drive

Applicant: Wheaton Metro Development Corp. (HOC)

Engineer: VIKA, Inc.

Planning Area: Kensington –Wheaton/ Wheaton Central Business District Sector Plan

Staff recommendation: Approval, subject to conditions:

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

11. Preliminary Plan No. 1-05021 Wheaton Forest - continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Record Plats

The following record plats are 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.

2-05144 Spencer Farm
North side of Spencerville Road (MD 198), approximately 800' west of
Oursler Road
RE-1 & RC Zone, 1 Parcel
Community Water, Community Sewer
Planning Area: Patuxent
Oyster, Imus & Petzold, Inc., 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.

2-05139 Rock Creek View
East side of James Mill Road, approximately 200' south of Wood Hallow
Drive
R-90 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda-Chevy Chase
CAS Engineering, Applicant

Record Plats - continued

- 2-05140 West Chevy Chase
North side of De Russey Pkwy, approximately 600' west of Offutt Road
R-60 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda-Chevy Chase
CAS Engineering, Applicant

- 2-05141 Bannockburn
East side of Halbert Road, approximately 400' north of Bannockburn Drive
R-60 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda-Chevy Chase
CAS Engineering

- 2-05142 Woodacres
South side of Wiltshire Drive, approximately 50' west of Cromwell Drive
R-60 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda-Chevy Chase
Thomas Maddox, Applicant

- 2-05143 Woodmont
East side of Del Ray Avenue, approximately 250' north of Old Georgetown
Road
CBD1 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda-Chevy Chase
Thomas Maddox, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

