

**Agenda for Montgomery County Planning Board Meeting**  
**Thursday, March 17, 2005, 9:30 A.M.**

8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Board Action

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Roll Call Approval of Minutes: September 23, 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. Operating Funds FY2005 Seven-Month Financial Report, including projections to June 30, 2005
- C. Biannual Report – *Discussion*
- D. *Closed Session pursuant to the Maryland Annotated Code (10-508) (a) (Subject: Solicitation Process for Development Partner)*
- E. *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:**

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1. **Upper Paint Branch Stream Valley Park** – Authorization to acquire Lot 2, Block 4, Colesville Park, consisting of 17,828 square feet, unimproved, from Domenico A. and Vincenzina Ricci, located on Northview Avenue, east of New Hampshire Avenue (MD Route 650), Silver Spring, Maryland as a Legacy Open Space Natural Resource Protection Area - *Approval*.

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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2. **Mandatory Referral No. 05201-MCPS-1; Six Classroom Addition for Garrett Park Elementary School**, located at the intersection of Kenilworth Avenue and Oxford Street in Garrett Park, MD; R-60 Zone; 1992 North Bethesda Garrett Park Master Plan - *Approval to transmit comments to Montgomery County Public Schools (MCPS)*

**Staff Recommendation:** Approve to transmit comments to Montgomery County Public Schools (MCPS)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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- 3. **Mandatory Referral 05202-MCPS-1: Farmland Elementary School** - Eight classroom addition and an add-alternate gymnasium, located at 7000 Old Gate Road, R-60 Zone; 1992 North Bethesda Garrett Park Master Plan - *Approval to transmit comments to Montgomery County Public Schools (MCPS)*

**Staff Recommendation:** Approve to transmit comments to Montgomery County Public Schools (MCPS)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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- 4. **Project Plan Review No. 9-04002A, Silver Spring Gateway**, CBD-2 zone; 2.68 acres; 468 multi-family dwelling units, with 59 MPDUs, and 53,027 square feet of retail; located on the east side of East-West Highway (MD 410), at the east terminus of Blair Mill Road; Silver Spring CBD Sector Plan

APPLICANT: JBG/Silver Spring Gateway II, L.L.C.

ENGINEER: Loiederman Soltesz Associates, Inc.

**Staff Recommendations:** Approval with conditions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**5. Preliminary Plan No. 1-04039A Silver Spring Gateway (Amendment)**

CBD-2 Zone; 3.03 acres; two (2) parcels and two (2) outlots requested; 468 multi-family dwelling units with 59 MPDUs, and 53,027 square feet of retail

Community water and community sewer

Applicant: JBG/Silver Spring Gateway Residential, LLC c/o JBG Co.

Engineer: Loiederman Soltesz Associates, Inc.

Planning Area: Silver Spring and Vicinity (Silver Spring CBD Sector Plan)

**Staff recommendation:** Approval, subject to conditions:

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**6. Site Plan Review No. 8-05001, Silver Spring Gateway, CBD-2 zone; 2.68 acres; 468 multi-family dwelling units, with 59 MPDUs, and 53,027 square feet of retail; located on the east side of East-West Highway (MD 410), at the east terminus of Blair Mill Road; Silver Spring CBD Sector Plan.**

APPLICANT: JBG/Silver Spring Gateway

ENGINEER: Loiederman Soltesz Associates, Inc.

**Staff Recommendation:** Approval with conditions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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- 7. **Board of Appeals No. S-2631: Special Exception Request by Germantown Walter Johnson Property, LLC**, applicant, to operate an automobile filling station and convenience store; I-1 Zone; located at southwest corner of East Gude Drive and Cecil Street, Rockville, Derwood Industrial Park, Upper Rock Creek Master Plan

**Staff Recommendation:** Denial

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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- 8. **Preliminary Plan No. 1-05029 Stoney Springs**

RDT Zone; 740 acres; fifteen (14) lots and one (1) outlot requested; fifteen (15) one-family detached dwelling units

Private water and private septic

Located on the south side of West Offutt Road and the west side Mt Nebo Road at the intersection of West Offutt Road and Mt Nebo Road

Applicant: Winchester Homes

Engineer: Benning & Associated, Inc.

Attorney: Holland & Knight, LLP

Planning Area: Agricultural and Rural Open Space

**Staff Recommendation:** Approval, subject to conditions

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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9. **Preliminary Plan No. 1-05052 Loneoak Townes**

R-T 12.5 Zone; 0.54 acres; six (6) lots requested; six (6) one-family attached dwelling units

Community water and community sewer

Located on the east side of Georgia Avenue (MD 97), approximately 60 feet south of Mason Street

Applicant: Mirali Mirtaghavi

Engineer: Landplan Associates

Planning Area: Kensington – Wheaton

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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- 10. **Site Plan Review No. 8-03003A, Fairfield at Germantown (Phase II)**, RMX-2/R-200 zones; 200 residential dwelling units including 30 MPDUs on 12.63 acres; southeast quadrant of the intersection of Father Hurley Boulevard and Waterford Hills Boulevard; Germantown.

*Approval with conditions.*

APPLICANT: Centex Homes

ENGINEER: Macris, Hendricks & Glascock, PA

**Staff Recommendation:** Approval with conditions

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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11. **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.

2-05145      Historic Hyattstown Church  
 West side of the Frederick Road, approximately 600' north of Old Hundred Road  
 R-200 Zone, 1 Lot  
 Community Water, Private Septic  
 Planning Area: Bennett & Little Bennett  
 Mr. Lawrence Ruggeri, Applicant

2-05146      Stoney Creek Farm  
 to              East side of Stoney Creek Road, south east quadrant of intersection of  
 2-05147      Glen Road and Stoney Creek Road  
 RE-2 Zone, 2 Lots  
 Public Well, Public Septic  
 Planning Area: Travilah  
 Thompson Residuary Investors, L.L.C.' Applicant

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11. **Record Plats** (continued)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**