

Agenda for Montgomery County Planning Board Meeting
Thursday, April 7, 2005, 2:00 P.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call
Approval of Minutes: October 7 and October 21, 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. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (consult with counsel to obtain legal advice) (Subject: Site Plan Violations Process)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Olney Master Plan Adoption**

Staff Recommendation: *Approve resolution of Adoption for transmission to The Maryland-National Capital Park and Planning Commission. (No public testimony will be taken at this time)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Site Plan Review No. 8-03032A, Orchard Avenue Office, C-2/CROZ zone; 5,595 square feet office space and a waiver of parking standards (six spaces) per section 59-C-18.213(c); on 6411 Orchard Avenue; Takoma Park**

APPLICANT: 930 Wayne Avenue, L.L.C.

ENGINEER: Gutschick, Little & Weber, P.A.

Staff Recommendation: *Approval with conditions.*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

- 3. **Road Abandonment Case AB 672:** Abandonment of unimproved portion of Highland Avenue as it relates to the National Park Seminary Redevelopment; Preliminary Plan 1-05054 and Site Plan 8-05024; located south of Capital Beltway, West of CSX Railroad Tracks, and North and East of Linden Lane; Silver Spring

Staff Recommendation: *Approval.*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

- 4. **Preliminary Plan No. 1-05054 National Park Seminary (w/Road Abandonment Case #AB 672)**

PD-15 Zone: 32.18 acres; 116 lots requested; 169 multi-family dwelling units including 56 MPDUs, 98 one-family attached and 13 one-family detached

Community water and community sewer

Located in the northeast quadrant of the intersection of Linden Lane and Woodstock Avenue

Applicant: Forest Glen Venture LLC

Engineer: VIKA, Inc.

Attorney: Lerch, Early and Brewer

Planning Area: Silver Spring and Vicinity

Staff recommendation: Approval, subject to conditions:

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

4. **Preliminary Plan No. 1-05054 National Park Seminary (w/Road Abandonment Case #AB 672)**
continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Site Plan Review No. 8-05024 - National Park Seminary:** PD-15 Zone; 26.5 acres; 257 dwelling units, for Phase I, including 155 multi-family units; 90 single-family attached units; and 12 single-family detached units; (56 MPDUs); located in the northeast quadrant of the intersection of Linden Land and Woodstock Avenue; Silver Spring

APPLICANT: Forest Glen Venture, LLC

ENGINEER: VIKA Incorporated

Staff Recommendation: *Approval with conditions.*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

- 6. **Legacy Open Space evaluation for the National Park Seminary:** Remove the National Park Seminary from the Class III site list in Appendix D of the Legacy Open Space Functional Master Plan.

Staff Recommendation: *Approval*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

- 7. **Preliminary Plan No. 1-05062 4501 Pinetree Road (resubdivision)**

RE-1 Zone; 2.04 acres; 2 lots requested; 2 one-family detached dwelling units.

Community water and community sewer

Located in the northeast quadrant of the intersection of Pinetree Road and Sycamore Lane

Applicant: The Haines Companies, Inc.

Engineer: CAS Engineering

Planning Area: Olney

Staff recommendation: Approval, subject to conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

- 8. **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:

- 9. **Preliminary Plan No. 1-05021 Wheaton Forest (w/Road Abandonment Case #AB666)**

CBD-3/CBD R-1 Zones; 3.501 acres; 2 lots requested; 180 multi-family dwelling units, including a minimum 30% Affordable Dwelling Units (ADUs), 4,000 square feet of commercial retail

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 Corporation

Engineer: VIKA, Inc.

Attorney: Lerch, Early and Brewer

Planning Area: Wheaton CBD Sector Plan

Staff recommendation: Approval, subject to conditions

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

9. **Preliminary Plan No. 1-05021 Wheaton Forest (w/Road Abandonment Case #AB666)**
continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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10. **Pre-Preliminary Plan No. 7-05017 MDR Shiloh Property**

RDT Zone; 189.86 acres; 2 lots requested; 2 one-family detached dwelling units, 1 existing to remain

Private well and private septic

Located on the west side of Big Woods Road, approximately 4000 feet northwest of Beallsville Road

Applicant: Shiloh, L.L.C.

Engineer: Patton, Harris, Rust & Assoc.

Planning Area: Agricultural and Rural Open Space

Staff recommendation: Approval, subject to conditions

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

10. **Pre-Preliminary Plan No. 7-05017 MDR Shiloh Property**
continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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.

2-05167 Roberts Landing
North side of Turkey Foot Road, approximately 800 feet west of Jones Lane
R-200 Zone, 3 Lots
Community Water, Private Septic
Planning Area: Darnestown
C-G Roberts, L.L.C., Applicant

2-05168 Hull Property
Northeast corner of Fairland Road and East Randolph Road
R-90 Zone, 6 Lots
Community Water, Community Sewer
Planning Area: Colesville/White Oak
Design-Tech Builders, 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.

Record Plats

continued

- 2-05160 Clarksburg Village
East side of Stringtown Road, across from Piedmont Road
R-200/TDR Zone, 4 Lots
Community Water, Community Sewer
Planning Area: Clarksburg & Vicinity
Elm Street Development, Inc., Applicant
- 2-05161 Tomahawk Estates
to Northwest side of Burnt Hills Road, between Burnt Hills Road and
Clarksburg Road
- 2-05163 RDT Zone, 6 Lots
Private Well, Private Septic
Planning Area: Bennett & Little Bennett
William Donald Pleasants Jr., Applicant
- 2-05164 Greenway Village
South side of Skylark Road, approximately 800 feet East of Ridge Road
PD-4 Zone, Skylark Road Dedication
Community Water, Community Sewer
Planning Area: Clarksburg & Vicinity
The Artery Group, Applicant
- 2-05165 West Chevy Chase Heights
South side of Highland Avenue, approximately 200 feet east of Kentucky
Avenue
R-60 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda Chevy Chase
McNamara Brothers, Inc. Applicant
- 2-05166 Linden Forest
North side of Linden Road and west side of Seminary Road
R-60 Zone, 2 Lots
Community Water, Community Sewer
Planning Area: Silver Spring
Hassan Chabuk, Applicant

Record Plats
continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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12. **FY07-12 CIP Public Forum sponsored by MCPB and Montgomery County Department of Recreation's Recreation Advisory Boards.**