

Agenda for Montgomery County Planning Board Meeting
Thursday, April 21, 2005, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: October 28 and November 4, 2005 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. Administration Items
- B. Local Park Usage

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Mandatory Referral No. 04603-MCPS-1**

James H. Blake High School – Telecommunications monopole with lights, RE-2C Zone, 300 Norwood Road, Cloverly Master Plan Area

Staff Recommendation: Approval to transmit comments to Montgomery County Public Schools.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Mandatory Referral No. 05301-MCPS-1**

Eight Classroom Addition for Watkins Mill Elementary School - 19001 Watkins Mill Road, Montgomery Village, T-S Zone, Gaithersburg Vicinity Master Plan

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Board of Appeals No. S-2635

Special Exception request by New Covenant Village, LLC, to permit housing and related facilities for senior adults; RE-1 Zone; located at 18901 Waring Road, Germantown

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Zoning Text Amendment No. 05-04

Introduced by Councilmember Silverman; amend the Zoning Ordinance to clarify the process for allowing an exception for reasons of financial infeasibility to certain conformity requirements regarding residential density or building height in certain zones for a development that includes MPDUs on-site

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Subdivision Regulation Amendment No. 05-1

Introduced by Councilmember Silverman; amend the Subdivision Regulations to clarify the process for a finding of financial infeasibility with respect to moderately priced dwelling units in certain subdivisions

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Expedited Bill No. 4-05

Introduced by Councilmember Silverman; amend Chapter 25A, Moderately Priced Housing, to modify the membership of the MPDU Alternative Review Committee, allow the members to be represented by designees; and generally amend County law governing the moderately priced dwelling unit program

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Preliminary Plan No. 1-04075 Franklin Property**

R-200 Zone; 1.73 acres; 2 lots requested; 2 one-family detached dwelling units

Community water and community sewer

Located on the north side of Duvall Road, approximately 1800 feet west of Old Columbia Pike

Applicant: M. Andrew and Gerldine Franklin

Engineer: Lanier- Poppe

Planning Area: Fairland

Staff recommendation: Approval, subject to conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Preliminary Plan No. 1-05047 Kensington View (Resubdivision)**

R-60 Zone; 0.23 acres; One (1) lot requested for one (1), one family residence

Community water and community sewer

Located at the northeast quadrant of the intersection of Upton Drive and Kensington Boulevard

Applicant: William Wells

Engineer: Oyster, Imus & Petzold, Inc.

Attorney: Chen, Walsh, Tecler and McCabe, L.L.P.

Planning Area: Kensington/Wheaton

Staff recommendation: Approval, subject to conditions

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

8. Preliminary Plan No. 1-05047 Kensington View (Resubdivision) Continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Preliminary Plan No. 1-88216B and 1-01063A Hoyles Mill Village

R-200 Zone; 258 acres; 459 lots approved by Plan No. 1-88216, 70 of which were resubdivided by Plan No. 1-01063; Amendment to increase the impervious limit from 599,459 square feet (limit set in Plan No. 1-01063) to 642,153 square feet, and add same limit to approved Preliminary Plan 1-88216 (no additional dwelling units or changes in previous conditions)

Community water and community sewer

Located on the west side of Schaeffer Road, approximately 500 feet south of the intersection with Clopper Road (MD 117)

Applicant: Toll Brother Inc.

Engineer: Charles P. Johnson and Associates

Planning Area: Germantown

Staff recommendation: Approval, subject to conditions

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

9. Preliminary Plan No. 1-88216B and 1-01063A Hoyles Mill Village Continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Site Plan Review No. 8-95030D, Hoyles Mill Village, Section II,

R-200 Zone; Amendment to approved Site Plan 8-95030C to increase the impervious limit from 599,459 square feet to 665,939 square feet (no additional dwelling units); located on the west side of Schaeffer Road, approximately 500 south of the intersection with Clopper Road; Germantown

APPLICANT: Toll Brothers, Inc.

ENGINEER: Charles P. Johnson & Associates, Inc.

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Preliminary Plan No. 1-89044A Seneca Highlands (Darnestown Village Center)

C-1 Zone; Rural Village Overlay Zone; 12.18 acres; Amendment to approved preliminary plan to permit 42,848 of grocery use (change from previous 43,256 square feet of retail which included 33,798 square feet of grocery)

Community water and community sewer

Located in the north quadrant of the intersection of Darnestown Road (MD 28) and Seneca Road; Potomac

Applicant: Darnestown Limited Partnership
Engineer: Kidde Consultants

Planning Area: Potomac

Staff recommendation: Approval, subject to conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Site Plan Review No.8-05027, Darnestown Village Center

C-1 zone; Rural Village Overlay Zone; 4.1 acres; 10,181 gross square of additional grocery store use and waiver of the parking requirements; north quadrant of the intersection of Darnestown Road (MD 28) and Seneca Road; Potomac

APPLICANT: David M. Landow
ENGINEER: Macris, Hendricks & Glascock, P.A.

Staff Recommendation: Approval with conditions.

12. **Site Plan Review No.8-05027, Darnestown Village Center, Continued**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. **Preliminary Plan No. 7-05016 Whites Ground Bridge**

RDT Zone; 273.61 acres; 3 lots and 1 outlot requested; 3 one-family detached dwelling units

Private water and private septic

Located on the west side of White Ground Road at the terminus of Schaffer Road

Applicant: PBS, Inc.

Engineer: Patton Harris Rust and Associates

Planning Area: Agricultural and Rural Open Space

Staff recommendation: Approval, subject to conditions

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

13. **Preliminary Plan No. 7-05016 Whites Ground Bridge** Continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

14. **Site Plan Review No. 8-05008, Burdoff Property,**

C-1 zone; .55 acres; 5,096 gross square feet commercial office and 5,096 gross square feet commercial retail, including restaurant use; southeast quadrant of the intersection of Randolph Road and Vital Way; White Oak.

APPLICANT: Thomas J. Reugg
ENGINEER: Benning & Associates, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

15. **Preliminary Plan No. 1-05007 Kingsview Knolls (Resubdivision)**

R-200 Zone; 1.06 acres; 2 lots requested; 2 one-family detached dwelling units

Community water and community sewer

Located on the east side of Schaeffer Road, south of the intersection with Kingsbrook Drive

Applicant: Farnsworth Homes, Inc.

Engineer: Witmer Associates, Inc.

Planning Area: Germantown

Staff recommendation: Approval, pursuant to Section 50-29(b)(2), and subject to conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

16. **Pre-Preliminary Plan No. 7-05041 Gawlik Property**

RDT Zone; 6 acres; One (1) lot requested; One (1) one-family detached dwelling unit

Private water and private septic

Located on the north side of White's Ferry Road, approximately 2000 feet west of the intersection with Sugarland Road

Applicant: Andrew Gawlik
Engineer: CAS Engineering

Planning Area: Agricultural and Rural Open Space

Staff recommendation: Approval to proceed under the minor subdivision process, subject to conditions:

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

17. Record Plats

Staff Recommendation:

Pursuant to section 50-38, the following waiver resolution is recommended for approval subject to conformance with all requirements of Chapter 50 of the Montgomery County Code.

Resolution # MCPB 04-22R, Union Cemetery (Revision to Previous Resolution)
Located in the southwest quadrant of the intersection of Spencerville Road and Kruhm Road
RE-1 Zone, 1 Parcel
Community Water and Community Sewer
Planning Area: Fairland
Union Cemetery Association of Montgomery County, Inc. Applicant

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.

2-05177 Garrett Park, Section 1
Southeast corner of Strathmore Lane and Rockville Pike
R-90 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: North Bethesda/Garrett Park
John Siegel, Applicant

2-05178 Far View Manor
to South west side of New Hampshire Ave. approximately 600 feet east of Denit
2-05180 Estates Drive
RC Zone, 3 Lots
Private Well, Private Septic
Planning Area: Olney & Vicinity
Far View Venture, L.L.C., Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: