

Agenda for Montgomery County Planning Board Meeting
Thursday, April 28, 2005, 9:30 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: November 8, 2004 Commissioners' Reports Directors' Reports Reconsideration Requests Adoption of Opinions	
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GENERAL MEETING (*Brookside Gardens 1180 Glenallan Avenue, Wheaton, MD*)

- A. Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (1) (Subject: To discuss personnel matters)
- B. Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (7) (consult with counsel to obtain legal advice) (Subject: WSSC Procedures)
- C. Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (consult with counsel to obtain legal advice) (Subject: RDT Zoning Issues)
- D. Administrative Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Project Plan Review No. 9-00001A - Air Rights Hotel Projects**

CBD-2 Zone; 3.28 acres; a 216-room hotel; on Waverly Street, approximately 300 feet east of Wisconsin Avenue; Bethesda CBD

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **2005 Land Preservation, Park, and Recreation Plan and 2006 Park Recreation and Open Space Strategic Plan - Status Report**

(No public testimony will be taken at this time)

Staff Recommendation: Discussion

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **AB 669**

Abandonment of a portion of Kensington Boulevard consisting of 8,453 square feet, in Wheaton CBD, between Georgia Avenue and Grandview Avenue

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Capital Beltway Study**

State Highway Administration briefing on impacts due to proposed Beltway widening in Montgomery County, (No public testimony will be taken at this time)

Staff Recommendation: Briefing

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Mandatory Referral No. 05801-DPWT-1**

White Oak Transit Center, providing new bus shelters and passenger and bus queuing areas on Lockwood Drive adjacent to the White Oak Shopping Center, Eastern Montgomery County Planning Area (CTP Project No. 509337) – **(Continued from Planning Board Meeting April 14, 2005)**

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Mandatory Referral No. 05501-MCPS-1: Montgomery County Public Schools Infants and Toddlers Program Modular Facility**

Rosa Parks Middle School, 19200 Olney Mill Road, RE-1 Zone, Olney

Staff Recommendation: – Approval to transmit comments to MCPS

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **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:

8. **Board of Appeals No. S-2636:**

Special Exception request by Falls Creek, LLC, to permit the operation of a landscape contractor; RDT Zone; located at 23601 Laytonsville Road, Laytonsville

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Preliminary Plan No. 1-04086 Snowden Manor**

R-200 Zone; 1.14 acres; 2 lots requested; 2 one-family detached dwelling units;

Community water and community sewer

Located on the southwest side of Old Bonifant Road, approximately 165 feet northwest of the intersection with New Hampshire Avenue (MD 650)

Applicant: Torcato Romano

Engineer: Benning & Associates

Planning Area: Cloverly

Staff recommendation: Approval, subject to conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Preliminary Plan No. 1-90156A Robey Road Property**

R-30 Zone; 6.02 acres; 105 multi-family dwelling units, 1 additional unit being created within existing building

Community water and community sewer

Located on the east side of Robey Road approximately 1,800 feet northeast of Briggs Chaney Road

Applicant: MHPDRHC, Inc.

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

Planning Area: Fairland

Staff recommendation: Approval, subject to conditions

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

Preliminary Plan No. 1-90156A Robey Road Property Continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Preliminary Plan No. 1-04039 Glover Property

RC Zone; 28.5 acres; 4 lots requested; 4 one-family detached dwelling units;

Private well and private septic

Located on the north side of Eagle Ridge Court, approximately 1,000 feet northeast of the intersection of New Hampshire Avenue (MD 650)

Applicant: The Pretty Penny, LLC

Engineer: Benning & Associates

Planning Area: Olney

Staff recommendation: Approval, subject to conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Preliminary Plan No. 1-05059 Travilah Place

R-200 Zone; 2.45 acres; 4 lots requested; 4 one-family detached dwelling units, 2 existing to be replaced

Community water and community sewer

Located on the north side of Travilah Road approximately 300 feet east of Welland Terrace

Applicant: McKee Construction Company
Engineer: Macris, Hendricks and Glascock

Planning Area: Potomac

Staff recommendation: Approval, subject to conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. Site Plan Review No. 05019, Royco's Addition to Derwood, Parcel E

70,191 gross square feet of automobile dealership use; on Frederick Road (MD 355), approximately 1100 feet north of Gude Drive; Shady Grove

APPLICANT: Royco, Inc.
ENGINEER: Macris, Hendricks & Glascock, P.A.

Staff Recommendation: Approval with conditions

Site Plan Review No. 05019, Royco's Addition to Derwood, Parcel E Continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

14. 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.

2-05181 Towns of Dogwood
 East of Dogwood Drive, approximately 800 feet north of Briggs Chaney Road
 RT-8 Zone, 30 Lots
 Community Water, Private Septic
 Planning Area: Fairland
 Albany M. Fernandes, Applicant

2-05183 Brinklow
 to North side of Brooke Road and east side of New Hampshire Avenue;
 2-05185 between Celebrity Lane and New Hampshire Ave
 R-C Zone, 7 Lots, 3 Parcels and 2 Outlots
 Private Well, Private Septic
 Planning Area: Patuxent
 MB Cromwell, L.L.C., Applicant

2-05186 Verbits Acres
 End of Blackburn Road, approximately 1000 feet east of Berleigh Hill Court
 R-200 Zone, 8 Lots, 1 Parcel
 Community Water, Community Sewer
 Planning Area: Fairland
 Smart Development\Premiere Homes, L.C., Applicant

Staff Recommendation: Pursuant to section 50-35A, the following minor subdivision plat is 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.

2-05182 Clarksburg Town Center
Southwest corner of Sugarloaf Chapel Drive and Catawba Hill Drive
RMX Zone, 2 Parcels
Community Water, Community Sewer
Planning Area: Clarksburg & Vicinity
Terrabrook Clarksburg, L.L.C., Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: