

Agenda for Montgomery County Planning Board Meeting
Thursday, May 12, 2005, 1:00 P.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: July 29, 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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Consent Item**

Eight reservations of Land for Public Use for the Intercounty Connector, Midcounty Highway (M-83), and the Corridor Cities Transitway

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Proposed Zoning Text Amendment**

Amend the Zoning Ordinance to reduce the minimum lot area requirement in the CBD Zones under the optional method of development to 18,000 square feet and to permit transfer of density within a Housing Resource Area as designated in the relevant master or sector plan

Staff Recommendation: Approval to transmit to the County Council for Introduction

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Site Plan Review No. 8-04008A, Potomac Ridge Behavioral Health**

LSC zone; 11.02 acres; 814 gross square feet addition to hospital; On Broschart Road, approximately 500 feet northeast of Medical Center Drive; Potomac

APPLICANT: Adventist Healthcare, Inc.

ENGINEER: Harris Smariga & Associates, Inc.

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Mandatory Referral No. 05701–MCPS-1: Gymnasium for the Lois P. Rockwell Elementary School**

24555 Cutsail Drive, R-200 Zone, Damascus Master Plan

Staff Recommendation: Approval with comments to be transmitted to the Montgomery County Public Schools

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Mandatory Referral: Shady Grove Road/Darnestown Road Connector, CIP No. 500204, MR-05804 – DPWT-1**

Staff Recommendation: Approval with comments

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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6. **Local Map Amendment No. G-830: White Flint Crossing, LLC**, applicant, requests reclassification of two parcels of land (total 5.907 acres) from the C-2 Zone to the TS-M Zone; located at Woodglen Drive, 11401 Rockville Pike, Rockville

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Preliminary Plan No. 1-05073 Willerburn Acres (Resubdivision)**

R-90 Zone; 1.24 acres; 2 lots requested; 2 one-family detached dwelling units

Community water and community sewer

Located on the south side of Gainesborough Road, approximately 1,100 feet east of the intersection with Seven Locks Road

Applicant: Walter Jabowski, et al

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:

8. **Preliminary Plan No. 1-05057 Lake Potomac (Resubdivision)**

RE-2; 4.12 acres; 2 lots requested; 2 one-family detached dwelling units, 1 existing to remain

Community water and community sewer

Located on the east side of Lake Potomac Drive approximately 600 feet northeast of River Road (MD 190)

Applicant: Christopher Bogdan

Engineer: PG Associates, Inc.

Planning Area: Potomac

Staff recommendation: Approval, subject to conditions

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

Preliminary Plan No. 1-05057 Lake Potomac (Resubdivision) Continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Preliminary Plan No. 1-05068 McNeill's Addition (Resubdivision)**

R-60; 0.39 acres; 2 lots requested; 2 one-family detached dwelling units, 1 existing to remain

Community water and community sewer

Located on the east side of Deerfield Avenue approximately 200 feet northeast of Queen Annes Drive

Applicant: Arbor Homes

Engineer: Benning and Associates

Planning Area: East Silver Spring

Staff recommendation: Approval, subject to conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Pre-preliminary Plan No. 7-05051 Hillmead/Bradley Hills (Advise Only)**

R-60; 1.35 acres; 5 lots requested; 5 one-family detached dwelling units

Community water and community sewer

Located in the southeast corner of the intersection of Valley Road and Ridge Road

Applicant: Phyllis Piotrow

Engineer: Sutherland Associates

Attorney: Lerch, Early and Brewer

Planning Area: Bethesda/Chevy Chase

Staff recommendation: Objection to submittal of a preliminary plan for a resubdivision with 5 lots

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

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.

2-05196 Bonifant Heights West side of New Hampshire Avenue, between Old Bonifant Road and New Hampshire Avenue
R-200 Zone, 6 Lots
Community Water, Community Sewer
Planning Area: Cloverly/Norwood
Israel Heller, Applicant

- 2-05197 Boyds Highlands
 Northeast side of Barnesville Road, approximately 1000 feet south of Slidell Road
 RE-2 Zone, 2 Lots
 Private Well, Private Septic
 Planning Area: Clarksburg & Vicinity
 William P. Kamachaitis, Applicant
- 2-05198 Alpine Forest
 At the end of Dogwood drive, approximately 1600 feet north of Briggs Chaney Road
 R-30 Zone, 16 Lots, 1 Parcel, and 1 Outlot
 Community Water, Community Sewer
 Planning Area: Fairland
 Ramazan Sahin, Applicant
- 2-05199 R.T. Schaffer Farm,
 to West side of the intersection of Hawkes Road and Ridge Road,
 2-05200 approximately 600 feet south of Piedmont Road
 RC Zone, 9 Lots, 1 Parcel and 3 Outlots
 Community Water, Community Sewer
 Planning Area: Clarksburg & Vicinity
 Elm Street Development, Applicant
- 2-05203 Glen Estates
 East side of Glen Mill Road, 2400 feet north of River Road
 RE-2 Zone, 2 Lots
 Private Well, Private Septic
 Planning Area: Travilah
 Bradley Bernstein, 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 plan approvals and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

- 2-05201 Chevy Chase Terrace
 North side of the Chevy Chase Blvd, approximately 300 feet west of Wisconsin Avenue
 R-60 zone, 1 Lot
 Community Water, Community Sewer
 Planning Area: Bethesda-Chevy Chase
 Sirous Dehnadi, Applicant

2-05202 James H. Cissel's Addition to Silver Spring
West side of Piney Branch Road, approximately 200 feet north of Sligo
Avenue
R-60 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Silver Spring
Mary Ann Sadue, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: