

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

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: January 6, 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. 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: Clarksburg Town Center – Potential Litigation)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Subdivision Review Waiver No. SRW-05004 - Rock Spring Centre Phase II**

MXPD Zone; 13.45 acres; Request to permit a building (underground parking garage) across a lot line; no change to previous conditions of approval

Community water and community sewer

Located in the northwest quadrant of the intersection of Old Georgetown Road and Rock Spring Drive

Applicant: Penrose Development Co., LLC

Engineer: Loiderman Soltesz Associates

Attorney: Linowes and Blocher

Planning Area: North Bethesda/Garrett Park

Staff recommendation: Approval with conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Site Plan Review No. 8-05031, Rock Spring Center Phase III**

MXPD Zone; 3.21 acres; a 157-room hotel, 90,000-square-foot wellness center and a 87-unit multi-family building; northwest quadrant of the intersection of Old Georgetown Road and Rock Spring Drive; North Bethesda/Garrett Park

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Preliminary Plan No. 1-04082 Clover Ridge**

RDT Zone; 85.09 acres; 3 lots and 1 outlot requested; 3 one-family detached dwelling units

Private water and private septic

Located on the southeast side of Clarksburg Road, approximately 2,500 feet northeast of the intersection with Moxley Road

Applicant: Chester Leishear

Engineer: Benning and Associates

Planning Area: Agriculture and Rural Open Space

Staff recommendation: Approval with conditions

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

3. **Preliminary Plan No. 1-04082 Clover Ridge** (continued)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Preliminary Plan No. 1-05080 Allanwood**

R-200 Zone; 1.29 acres; 2 lots requested; 2 one-family detached dwelling units, 1 existing to remain

Community water and community sewer

Located on the west side of Allanwood Drive, approximately 1,200 feet south of Chapel Hill Road

Applicant: Oaktree Development

Engineer: Maddox Engineers and Surveys

Planning Area: Aspen Hill

Staff recommendation: Approval with conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Record Plats

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.

2-05218 Rossmoor Leisure World
Southwest corner of Interlachen Drive and N.Leisure World Blvd.
PRC Zone, 1 Parcel
Community Water, Community Sewer
Planning Area: Aspen Hill
Leisure World of Maryland Corp, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Subdivision Regulation Amendment No. 05-2

Introduced by Councilmember Praisner; amend the Subdivision Regulations to require every lot to be located completely in the County

Staff Recommendation: Deferral

6. **Subdivision Regulation Amendment No. 05-2** (continued)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Zoning Text Amendment No. 05-04**

Introduced by Councilmembers Floreen, Knapp and Leventhal; amend the Zoning Ordinance to clarify building and parking setback requirements in the Country Inn Zone and authorize the District Council to approve certain exceptions to the setback requirements for a parking facility existing at the time of reclassification to the Country Inn Zone

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Board of Appeals No. S-2628

Special Exception request by Himalay Elderly Care II, Inc. and Sunita Kayastha, applicants, to operate a large group home; R-90 Zone; located at 17234 New Hampshire Avenue, Silver Spring

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Mandatory Referral No. 05205-DTS-1

Thomas Pyle Middle School, Nextel Communications Monopole – 6301 Wilson Lane, Bethesda, R-60 Zone, Bethesda-Chevy Chase Master Plan

Staff Recommendation: Disapproval. Transmit comments to the Montgomery County Public Schools

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Planning Board Worksession No. 5**

Damascus Master Plan - Transitions Area Land Use and Housing Data Summary

Staff Recommendation: Discussion. (No public testimony will be taken at this time, although persons in the audience may be asked to respond to questions.)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: