



## MONTGOMERY COUNTY PLANNING BOARD AGENDA

### REVISED

**Thursday, May 4, 2006, 9:00 A.M.**

8787 Georgia Avenue, Silver Spring, MD 20910-3760

301-495-4600, [www.mc-mncppc.org](http://www.mc-mncppc.org)

**Important!** For a variety of reasons, the **following agenda may change**, items may be postponed or added, and items may be heard later than the time indicated. The items are listed in the order to be heard. For the latest updated Planning Board agenda, please call 301-495-4600 or check the website, [www.mcparkandplanning.org](http://www.mcparkandplanning.org). The Planning Board encourages public testimony on individual agenda items unless noted otherwise and welcomes the participation of individuals with disabilities. *Italics* indicate staff's recommendation for Board action. Generally, government officials have seven minutes to testify, organizations have five minutes and individuals have three minutes. The Chairman may extend these time limits if necessary to assist the Board's deliberations. For information on meetings in progress, please call the recorded hotline at 301-495-1333.

**9:00 A.M.** **PLANNING BOARD MEETING** (*MRO Auditorium, 8787 Georgia Avenue, Silver Spring*)

**9:00 A.M.** **ENFORCEMENT ITEMS**

R. Krasnow/  
M. Rifkin/  
M. Ma

- Item 1 **Initial Hearing: Alleged Violations with respect to Site Plan No. 82003002 and 82003002A (formerly 8-03002 & 8-03002A) Clarksburg Village:** located in the southwest quadrant of the intersection of Stringtown Road and Piedmont Road; Clarksburg. Board will hear from applicant and public, but no decisions will be made on this date.

**10:30 A.M.** **REGULATORY ITEMS**

Adoption of Opinions

K. Mitchell

- Item \*2 **Site Plan Review No. 82004015A (Formerly 8-04015A), Fortune Parc;** I-3 zone; 20.28 acres; 450 dwelling units, including 61 moderately priced dwelling units in four 10-story and two 8-story condominium buildings with underground parking; located on the northwest quadrant of the intersection of Montrose Road and I-270; Potomac – ***Staff Recommendation: Approval with conditions.***

R. Kronenberg  
Combine Items 3 &  
4

- Item \*3 **Project Plan Review No. 920060020 (Formerly 9-06002), 8021 Georgia Avenue:** CBD-1 zone; 1.88 acres; 210 multi-family dwelling units, including 27 MPDUs; located on the northwest quadrant of the intersection of Georgia Avenue (MD 97) and Burlington Avenue; Silver Spring CBD – ***Staff Recommendation: Approval with conditions.***

D. Kinney                   Item \*4 **Preliminary Plan No. 120060080, 8021 Georgia Avenue:** CBD-1 zone; 1.88 acres; 1 lot requested; 210 multi-family dwelling units, including 27 MPDUs; located on the northwest quadrant of the intersection of Georgia Avenue (MD 97) and Burlington Avenue; Silver Spring CBD – *Staff Recommendation: Approval with conditions.*

**11:30 A.M.**  
K. Mitchell                   Item \*5 **Site Plan Review No. 820060280 (Formerly 8-06009), 1200 Blair Mill Road:** CBD-1 zone; 0.77 acres; 96 multi-family dwelling units including 12 MPDUs; located on the southwest quadrant of the intersection with Blair Mill Road and East-West Highway; Silver Spring CBD – *Staff Recommendation: Approval with conditions.*

**12:30 P.M.                         LUNCH**

**1:30 P.M.                         PLANNING BOARD MEETING CONTINUES (MRO Auditorium, 8787 Georgia Avenue, Silver Spring)**

R. Weaver                   Item \*6 **Preliminary Plan No. 120060480, Hillmead/Bradley Hills:** R-60 zone, 1.35 acres; 4 lots requested; 4 one-family detached dwelling units; located on the southeast corner of the intersection of Valley Road and Ridge Road; Bethesda - Chevy Chase – *Staff Recommendation: Approval with conditions.*

C. Conlon                   Item \*7 **Preliminary Plan No. 120060050, Qureshi Property:** RE-2 zone; 9.92 acres; 3 lots requested; 3 one-family detached dwelling units; located on the northeast side of Norwood Road approximately 2,000 feet southeast of Holly Grove Road; Cloverly – *Staff Recommendation: Approval with conditions.*

R. Weaver                   Item \*8 **Preliminary Plan Review No. 1-01037E Frazier Property (Extension):** R-10 zone; 31,364 square feet; 10 one-family detached dwelling units, previously approved; located on the southwest quadrant of the intersection of Juniper Street and Blair Road; Silver Spring – *Staff Recommendation: Grant extension.*

R. Weaver                   Item \*9 **Record Plats**

**Subdivision Plat No. 2200601420 – R. T. Schaeffer Farms:**  
RC zone; 2 lots; located on the southeast of Piedmont Road approximately 1,200 feet west of Hawkes Road; Clarksburg & Vicinity – *Staff Recommendation: Approval.*

**Subdivision Plat No. 2200601450 – Airpark Apartments:**  
I-4 zone; 1 lot; located on Snouffer School Road, approximately 50 feet south of Centerway Road; Gaithersburg & Vicinity – *Staff Recommendation: Approval.*

**Subdivision Plat No. 2200601550 – Fox Hill:**  
R-200 zone; 1 lot; located on the northeast quadrant of River Road (MD 190) and US Interstate (I-495); Bethesda-Chevy Chase – *Staff Recommendation: Approval.*

Item \*9 **Subdivision Plat No. 2200601750 – Mytsak Manor:**  
 Continued RE-2 zone; 2 lots; located on the south side of Norbeck Road, approximately 100 feet east of Old Orchard Road; Cloverly – **Staff Recommendation: Approval.**

**Subdivision Plat No. 2200601990 – Wheel of Fortune:**  
 I-3 zone; 6 lots; located on the east side of Seven Locks Road, between Wootton Parkway and Montrose Road; Potomac – **Staff Recommendation: Approval.**

**2:30 P.M.**

**OTHER BUSINESS**

Technical Writer Approval of Minutes

B. Crawford  
 Combine Items 10 & 11  
 Item 10 **Adjustment to Pay Rate Schedules for Seasonal/Intermittent Employees**

Item 11 **Appointment of Loomis Sayles & Company as a Fixed Income Manager for the M-NCPPC Employees’ Retirement System – Staff Recommendation: Approval.**

K. Afzal  
 Item 12 **Olney Town Center Advisory Committee - Selection of Committee members – Staff Recommendation: Approval.**

G. Russ  
 Item 13 **Zoning Text Amendment No. 06-10** Introduced by Councilmembers Praisner and Silverman; amend the Zoning Ordinance to revise the definition of “Building, accessory”; to limit the size of an accessory building in relation to the size of the main building; to require accessory buildings of a certain size to be approved by the Board of Appeals; to establish standards for Board of Appeals review of an accessory building; and to generally amend the definition and standards for an accessory building – **Staff Recommendation: Transmit comments to County Council.**  
 Staff report will be posted on the web by April 28.

**3:30 P.M.**

**ROUNDTABLE DISCUSSION  
 (Public testimony will not be taken at this time.)**

A. Warfield  
 Combine Items 14 & 15  
 Item 14

- Operating Funds Nine Month Financial Report Including Projections to June 30, 2006

A. Warfield  
 Item 15

- Enterprise Funds Nine Month Financial Report Including Projections to June 30, 2006
- Commissioner’s Report
- Director’s Report (Parks Director)

**5:30 P.M.**

**DINNER**

**7:00 P.M.**

**Parks Night (Planning Board Review of Park Policies)**

- T. Brooks                      Item 16    **Proposed Draft Policy and Guidelines for Playground Donations – Staff Recommendation: General Discussion and Request for Public Circulation and Comments.**
- T. Brooks                      Item 17            a. **Ayrlawn Neighborhood Park Playground Donation – Staff Recommendation: Approval with conditions.**  
Combine Items 17 & 18
- Item 18                      b. **Norwood Neighborhood Park Playground Donation – Staff Recommendation: Project Status Report.**

**ADJOURN**

\*Maryland law and the Planning Board’s Rules of Procedure regarding ex parte (outside the record) communications require all discussion, review, and consideration of this matter take place only during the Board’s public hearing. Telephone calls and meetings with Board members in advance of the hearing are not permitted. Written communications will be directed to appropriate staff members for response.

**Notices and Reminders**

- April**                      27 -            9:00 a.m., Montgomery County Planning Board Meeting, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
- 27 -            1:00 p.m., Montgomery County Planning Board, Meeting continues, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
- 27 -            7:00 p.m., Montgomery County Planning Board, Meeting continues, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
- 30 -            Noon, Arbor Day, Agricultural History Farm Park 18400 Muncaster Road, Rockville
- May**                      1 -            7:00 p.m., County-wide Recreation Advisory Board, Recreation Administrative Offices, 4010 Randolph Road, Conference Room 300, Silver Spring
- 3 -            8:30 a.m., Keep Montgomery County Beautiful (KMCB) Taskforce Meeting, Executive Office Building (EOB) 101 Monroe Street, 10<sup>th</sup> Floor, Rockville
- 3 -            6:30 p.m., Community Roundtable: Centers, Boulevards, Public Spaces, Montgomery Campus, John Hopkins University, 9601 Medical Center Drive, Rockville
- 4 -            9:00 a.m., Montgomery County Planning Board Meeting, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
- 4 -            1:30 a.m., Montgomery County Planning Board, Meeting continues, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
- 4 -            7:00 p.m., Montgomery County Planning Board, Meeting continues, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
- 6 -            10:00 a.m., Dedication of “The Milton Kaufman Park,” 9607 Wightman Road, Montgomery Village. Tentatively scheduled for 10 a.m. to 12 Noon.
- 8 -            7:00 pm., Silver Spring Citizens Advisory Board, Long Branch Community Center, 8700 Piney Branch Road, Silver Spring

**M-NCPPC SEEKS PARK VOLUNTEERS FOR  
APRIL EVENTS, WEED WARRIOR TRAINING AND TRAIL WORK DAYS**

**SILVER SPRING, MD** - As part of its extensive volunteer program, the Montgomery County Department of Park and Planning is inviting residents, businesses and park visitors to participate in a number of special events and ongoing programs in a variety of locations throughout the 32,750-acre park system during the spring and summer. Volunteer opportunities include:

- **Arbor Day Celebration, Saturday, April 30** -- Agricultural History Farm Park, Derwood - Volunteers 14 and older will assist with setup and take down of tables and chairs, run the popcorn booth, paint faces and lend a hand to park staff. For details, call 301-495-2464.
- **Trail Work, Spring 2006** - Outdoor lovers volunteer to help with natural surface trail construction and rehabilitation, including raking, pruning and digging. For information, call Bob Turnbull 301-650-4369.

In addition, volunteers help with nature center programming, animal care, bluebird monitoring, office support and other activities. At Brookside Gardens, volunteers help with story time, tea parties, act as children's guides and provide gardening assistance and more.

For information, those interested may call the Volunteer Services Office, 301-495-2504, or click on [www.parksvolunteers.org](http://www.parksvolunteers.org). Trails information is available online at [www.montgomerytrails.org](http://www.montgomerytrails.org).

**PLANNING BOARD AGENDAS MAY BE REVISED!**

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**ONLY 10 SEATS LEFT!**

The Department of Planning, Coalition for Smarter Growth, and the Urban Land Institute are convening 150 community and business leaders, public officials and national experts for three community discussions about the challenges and opportunities associated with planning in a maturing county. Each session will focus on different topics.

**DISCUSSION DATES:**            **Wednesday, May 3 from 6:30 p.m. to 10:00**  
   **Wednesday, May 17 from 6:30 p.m. to 10:00**  
   **Wednesday, September 27 from 6:30 p.m. to 10:00**

**LOCATIONS:**                    **May 3 and May 17**  
   **The John Hopkins University**  
   **Shady Grove Campus, Building III**  
   **9601 Medical Center Drive**  
   **Rockville, MD**

**September 27**  
   **Brookside Gardens Conference Center**  
   **Wheaton Regional Park**  
   **1800 Glenallan Avenue**  
   **Wheaton, MD**

The discussions will explore a wide variety of topics and expand our understanding of the critical planning issues facing Montgomery County. Where will new residents live? How do we sustain livability in existing communities? How do we prevent decline of our older communities? How will the growth affect residential development in the future?

Contact the Strategic Planning Division at 301.495.2192 by **April 25 to RSVP** or send e-mail to: [margaret.gahelrasoul@mncppc-mc.org](mailto:margaret.gahelrasoul@mncppc-mc.org).

**Participants may benefit from reading publications at the following websites:**

[www.mc-mncppc.org](http://www.mc-mncppc.org) (Click on "A Framework for Planning in the Future")  
[www.mc-mncppc.org/research/data\\_library/montgomery\\_county\\_glance/ataglance.pdf](http://www.mc-mncppc.org/research/data_library/montgomery_county_glance/ataglance.pdf)  
[www.mc-mncppc.org/research/analysis/residential\\_capacity/rce2004.pdf](http://www.mc-mncppc.org/research/analysis/residential_capacity/rce2004.pdf)  
[www.mwcog.org/store/item.asp?PUBLICATION\\_ID=241](http://www.mwcog.org/store/item.asp?PUBLICATION_ID=241)  
[www.realitycheckwashington.org/pdf/RCfinalLR.pdf](http://www.realitycheckwashington.org/pdf/RCfinalLR.pdf)