



## MONTGOMERY COUNTY PLANNING BOARD AGENDA

### REVISED

**Thursday, May 18, 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/  
J. Henderson  
Combine Items 1 &  
2

Item \*1 **Threshold Hearing: Failure to Comply (building height) with respect to Site Plan No. 82002010C (Formerly 8-02010C), Germantown Professional Center:** CT zone; 6.02 acres; located at 19731 Germantown Road, east of Middlebrook Road; Germantown – *Staff Recommendation: Finding of Violation.*

R. Krasnow/  
J. Henderson

Item \*2 **Plan of Compliance Hearing (in the event that a violation is found with respect to Site Plan No. 82002010C, Germantown Professional Center):** CT zone; 6.02 acres; located at 19731 Germantown Road, east of Middlebrook Road; Germantown – *Staff Recommendation: Assess Fine.*  
**(Item 2 may be deferred to a subsequent date.)**

**9:30 A.M. REGULATORY ITEMS**

Adoption of Opinions

D. Kinney  
Combine Items 3 &  
4

Item \*3 **Preliminary Plan No. 120060470, Gateway Park Residential:** RT-8 zone; 4.57 acres; 28 lots requested; 28 one-family attached dwelling units, including 4 MPDUs; located on the northwest quadrant of the intersection of Father Hurley Boulevard and Lullaby Road; Germantown – *Staff Recommendation: Approval with conditions.*

L. Srivinas Item \*4 **Site Plan Review No. 820060150 (formerly 8-06015), Gateway Park Residential:** RT-8 zone; 4.57 acres; 28 one-family attached dwelling units, including 4 MPDUs; located on the northwest quadrant of the intersection of Father Hurley Boulevard and Lullaby Road; Germantown – *Staff Recommendation: Approval with conditions.*

**10:00 A.M.** Item \*5 **Preliminary Plan No. 120060590, Spring Hill Manor, Parcel 496:** R-90 zone; 0.86 acres; 2 lots requested; 2 one-family detached dwelling units; located on the east side of Spring Hill Lane, approximately 80 feet south of Glenmoor Drive; Bethesda-Chevy Chase – *Staff Recommendation: Approval with conditions.*  
D. Kinney

**10:30 A.M.** Item \*6 **Site Plan Review No. 820060100 (formerly 8-06010), Loneoak Townes:** RT-12.5 zone; 0.54 acres; 6 townhouses; located on 12129 Georgia Avenue, south of the intersection with Georgia Avenue and Mason Street; Kensington-Wheaton – *Staff recommendation: Approval with conditions.*  
L. Srivinas

**11:00 A.M.** Item \*7 **Preliminary Plan No. 120060620, Liberty Heights:** R-200 zone; 1.08 acres; 2 lots requested; 2 one-family detached dwelling units; located on the northwest side of Liberty Heights Lane, approximately 620 feet northeast of Liberty Mill Road; Germantown – *Staff Recommendation: Approval with conditions.*  
C. Conlon

**11:30 A.M.** Item \*8 **Preliminary Plan No. 120060270, Burton Woods – Phase I:** RE-2 zone; 106 acres; 5 lots; 5 one-family detached dwelling units; located on the north side of Davis Mill Road, approximately 2,000 feet east of Brink Road; Agricultural and Rural Open Space – *Staff Recommendation: Approval with conditions.*  
R. Weaver

R. Weaver Item \*9 **Record Plats**  
**Subdivision Plat No. 2200601250 – Roberts Landing:**  
R-200 zone; 7 lots and 2 parcels; located on Pilot Landing Way, approximately 200 feet northwest of Talley Lane; Potomac – *Staff Recommendation: Approval.*

**Subdivision Plat No. 2200601350 – Allanwood:**  
R-200 zone; 3 lots; located on Norbeck Road, approximately 150 feet northeast of Drury Road; Olney – *Staff Recommendation: Approval.*

**Subdivision Plat No. 2200601510 – Bergher’s Knolls:**  
RE-2 zone; 2 lots; located on the east side of South Glen Road, approximately 1900 feet south of Glen Road; Potomac – *Staff Recommendation: Approval.*

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

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

D. Daniel Item 10 Reconsideration Request  
1. Reserve at Fairhill

**1:30 P.M.**

**OTHER BUSINESS**

Approval of Minutes

R. Vaughn

Item 11 **Highway Mobility Report for 2006:** Presentation to Board and discussion; required annually under Annual Growth Policy Legislation – **Staff Recommendation:** *Transmit report to County Council.*

**2:00 P.M.**

C. Kines

Item 12 **Metropolitan Branch Trail - DPWT Facility Planning Study Phase I Recommendations** – **Staff Recommendation:** *Transmit comments to the Department of Public Works and Transportation (DPWT).*

**3:00 P.M.**

C. Kines

Item 13 **Review of FDA 2006 Master Plan Update (Mandatory Referral No. 06805-NCPC-1)** – **Staff Recommendation:** *Transmit comments to National Capital Planning Commission (NCPC).*

**3:30 P.M.**

M. Zamore  
Combine Items 14 & 15

Item 14 **Forest Conservation Plan, Mandatory Referral No. 05305: West Germantown Fire Station** – R-200 zone; Germantown Road (MD 118) at its intersection with Clopper Road (MD 117); Germantown Master Plan – **Staff Recommendation:** *Approval.*

P. Johnson

Item 15 **Mandatory Referral No. 05305: West Germantown Fire Station** – R-200 zone; Germantown Road (MD 118) at its intersection with Clopper Road (MD 117); Germantown Master Plan – **Staff Recommendation:** *Transmit comments to the Department of Public Works and Transportation (DPWT).*

**4:00 P.M.**

J. Gallihue

Item 16 **Local Map Amendment No. G-841:** Shady Grove Investors I, LLC and Shady Grove Investors II, LLC, applicants, request rezoning of approximately 6.9 acres of land from the C-2 zone to the PD-44 zone for 371 units; located at the northeast quadrant of the intersection of Omega Drive and Research Boulevard, Gaithersburg – **Staff Recommendation:** *Approval.*

**This item was postponed from MCPB 5/11/06 Agenda, Item 15.**

**5:00 P.M.**

J. Gallihue  
Combine Items 17 & 18  
J. Gallihue

Item 17 **Local Map Amendment No. G-846:** Request by Fairfield Realty, LLC, applicant, to rezone 6.69 acres of land from the R-30 zone to the RT-15 zone; located at 12207 Georgia Avenue; Silver Spring – **Staff Recommendation:** *Approval.*

Item 18 **Local Map Amendment No. G-847:** Request by Fairfield Realty, LLC, applicant, to rezone 4.64 acres of land from the R-20 zone to the RT-15 zone; located at 2301 Shorefield Road; Silver Spring – **Staff Recommendation:** *Approval.*

**6:00 P.M.**

**ROUNDTABLE DISCUSSION AND DINNER** *(Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring)* **(This session will not be webcast.)**

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

- Commissioners' Report
- Director's Report (Parks Director)

**7:00 P.M. PLANNING BOARD MEETING CONTINUES** (MRO Auditorium, 8787 Georgia Avenue, Silver Spring)

D. Daniel Item 19 **Public Hearing: Rules of Procedure, Memorandum of Understanding with the Department of Public Safety's Provisions to Public Hearing Process.** **Postponed** This item was postponed from MCFB 5/17/06 Agenda, Item 17.

B. Mooney Item 20 **Continuation: Maryland Soccer Foundation Lease at South Germantown Regional Park:** Planning Board review of proposed changes to the lease between M-NCPPC and the Maryland Soccer Foundation. Lease changes pertain to operations of the SoccerPlex at South Germantown Recreational Park and generally impact the hours of operation, the number of games, and the development of phase two and three of the soccer complex. **Staff recommendation:** *Approval of lease or limited amendment as appropriate and transmit to County Council.*

**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**

- May**
- 15 - 7:00 p.m., Western Montgomery County Citizen Advisory Board, TBA
  - 17 - 9:30 a.m., Full Commission Meeting, MRO, 8787 Georgia Avenue, Silver Spring
  - 17 - 6:00 p.m., Community Roundtable: Centers, Boulevards, Public Spaces, Montgomery Campus, Johns Hopkins University, 9601 Medical Center Drive, Rockville
  - 17 - 7:00 p.m., Upcounty Region Recreation Advisory Board, Upcounty Region Recreation Office, Suite 1600, 12900 Middlebrook Road, Germantown
  - 18 - 9:00 a.m., Montgomery County Planning Board, General Meeting, MRO – Auditorium, 8787 Georgia Avenue, Silver Spring
  - 18 - 12:30 p.m., Montgomery County Planning Board, MRO Auditorium continues, 8787 Georgia Avenue, Silver Spring
  - 18 - 7:00 p.m., Montgomery County Planning Board, MRO Auditorium continues, 8787 Georgia Avenue, Silver Spring
  - 18 - 3:30 p.m., Silver Spring Urban District Advisory Board, Discovery Communication, 1 Discovery Place, Silver Spring
  - 22 - 7:15 p.m., Upcounty Citizens Advisory Board, Upcounty Regional Services Center, Room A, 12900 Middlebrook Road, Germantown
  - 23 - 5:00 p.m., Merit System Board, ERS/Merit Board Conference Room, 6611 Kenilworth Avenue, Riverdale
  - 24 - 7:30 p.m., Historic Preservation Commission, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
  - 25 - 9:30 a.m., Montgomery County Planning Board Meeting, Brookside Gardens, Visitors Center, 1800 Glenallan Avenue, Wheaton
  - 29 - **OFFICE Memorial Day  
CLOSED**