



MONTGOMERY COUNTY PLANNING BOARD AGENDA

REVISED

Thursday, June 8, 2006, 9:00 A.M.

8787 Georgia Avenue, Silver Spring, MD 20910-3760

301-495-4600, 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. 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 Item *1 **Corrective Order: Site Plan No. 82002036 and Site Plan #820040220 Greenway Village at Clarksburg to set development standards for building height and setbacks for 32 units in Phases 1 and 2:** PD-4 zone; located in the vicinity of the intersection of Skylark and Newcut Roads; Clarksburg – *Staff Recommendation: Adopt Standards.*

R. Krasnow Item *2 **Site Plan Review No. 82004022A (formerly 8-04022A) Greenway Village at Clarksburg, Phases 3, 4 & 5:** PD-4 zone; 844 dwelling units, including 118 affordable housing units; located at the southeast quadrant of the intersection of Piedmont Road and Skylark Road; Clarksburg – *Staff Recommendation: Approval with conditions.*

10:30 A.M. REGULATORY ITEMS

Adoption of Opinions/Resolutions

S. Etemadi Item *3 **10001 New Hampshire Avenue, Determination of Adequate Public Facilities (APF) for Site Plan No. 820060210:** Pursuant to Section 8-34(d) of the Montgomery County Code for 55,862 square feet of General Office at 10001 New Hampshire Avenue, a non-residential recorded lot for which APF expired in 2001 – *Staff Recommendation: Approval of APF; Transmit approval to Department of Permitting Services and Department of Public Works and Transportation.*

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- C. Nelson

Item *4

Site Plan Review No. 820060210 (formerly 8-06021), 10001 New Hampshire Avenue: O-M zone; 1.38 acres; 55,862 square feet of commercial; located in the southeast quadrant of the intersection with New Hampshire Avenue and Elton Road; White Oak – *Staff Recommendation: Approval with conditions.*
 - 11:30 A.M.**

R. Krasnow

Item *5

Preliminary Plan No. 120060840, Commerce Bank Germantown II: C-1 zone; 1.16 acres; 1 lot requested; 4,100 square foot bank with drive-through aisles; located in the northeast quadrant of the intersection of Frederick Road (MD 355) and Scenery Drive; Germantown – *Staff Recommendation: Approval with conditions.*
 - C. Conlon

Item *6

Pre-Preliminary Plan No. 720060480, Burn Brae Property: R-90/TDR zone; 11.51 acres; 35 one-family attached and 50 multi-family residential dwelling units requested; located on the east side of Blackburn Lane, approximately 150 feet north of Blackburn Road; Fairland – *Staff Recommendation: Objection to submittal of a preliminary plan.*
 - 12:30 P.M.**

C. Conlon

Item *7

Preliminary Plan No. 119950420 (formerly 1-05042), Clarksburg Town Center (3rd Extension): RMX-2 zone; 267.5 acres; request to extend the preliminary plan validity period; located in the northeast quadrant of the intersection of Stringtown Road and Frederick Road (MD 355); Clarksburg – *Staff Recommendation: Grant extension.*

1:30 P.M. LUNCH

2:30 P.M. PLANNING BOARD MEETING CONTINUES (MRO Auditorium, 8787 Georgia Avenue, Silver Spring)

- S. Federline

Item *16

Amendment to Final Forest Conservation Plan for #8-05016 Towns of Dogwood: DEFERRED from May 11, 2006 Planning Board; located on Dogwood Lane northeast of Briggs Chaney Road, Fairland; Removal of Additional Forest for purpose of construction a Gravity Sanitary Sewer Outfall, as stipulated by WSSC Policy – *Staff Recommendation: Approval with Conditions.*
- R. Weaver

Item *8

Preliminary Plan Amendment No. 12001047A, Commerce Bank Rockville: I-1; 0.957 acres; 1 lot existing; 4,100 square foot bank with drive-through aisles; located in the northeast quadrant of the intersection of East Gude Drive and Crabbs Branch Way; Shady Grove Sector Plan – *Staff Recommendation: Approval with conditions.*
- R. Weaver

Item *9

Preliminary Plan No. 120050740 (formerly 1-05074), Hilltop Farms: RDT zone; 232.70 acres; 8 lots requested; 8 one-family detached dwelling units; located in the southwest quadrant of the intersection of West Old Baltimore Road and Slidell Road; Agricultural and Rural Open Space Plan – *Staff Recommendations: Approval with conditions.*
- C. Conlon

Item *12

Record Plats

Subdivision Plat No. 220061170 – Allanwood
R-200 zone; 2 lots; located on the northwest corner of Allanwood Court and Allanwood Drive; Aspen Hill – *Staff Recommendation: Approval.*

Subdivision Plat No. 220061590 – Thomas Discovery

RDT zone; 3 lots; located on Sugarland Road, approximately 2,600 south of Whites Ferry Road; Agriculture & Rural Open Space – *Staff Recommendation: Approval.*

Subdivision Plat No. 220061680 – James Property

R-200 zone; 2 lots, 1 Parcel, 1 Outlot; located on Briggs Chaney Road, approximately 450 feet west of Old Columbia Pike; Fairland – *Staff Recommendation: Approval.*

Subdivision Plat No. 220061800 – Rock Spring Park

MXPD zone 3 Parcel, located on southwest quadrant, in the intersection of route 270 and Old Georgetown Road; North Bethesda-Garrett Park – *Staff Recommendation: Approval*

4:00 P.M. OTHER BUSINESS

Approval of Minutes

F. Boyd Item 10 **Mandatory Referral No. 06501-MCPS-1: Albert Einstein High School Performing Arts Signature Improvements;** 1135 Newport Mill Road, R-60 Zone, Kensington-Wheaton Master Plan– *Staff Recommendation: Approval.*

M. Abernathy Item 11 **Mandatory Referral No. 06102-MCPS-1: New Hampshire Estates Elementary School (access and safety improvements);** R-60 Zone, 8720 Carroll Avenue, East Silver Spring Master Plan – *Staff Recommendation: Approval.*

E. Tesfaye Item 13 **Board of Appeals Hearing No. S-2669:** Special exception request by Oakview Recreation Association, applicant, to operate an unmanned wireless telecommunications facility and associated equipment cabinets; R-90 zone; located at 1101 Corliss Street; Silver Spring – *Staff Recommendation: Approval.*
(Action required for hearing on 6/16/06)

5:00 P.M. ROUNDTABLE DISCUSSION (Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring)

(No public testimony will be taken at this time.)

- Commissioners’ Report
- Director’s Report (Planning Director)
- Discussion of priority setting and FY 07 work program
- Draft-Semi-Annual Report

(No Webcast Available)

(Will Continue through Dinner if Necessary)

6:00 P.M. DINNER

7:00 P.M.

PLANNING BOARD MEETING CONTINUES (MRO Auditorium, 8787 Georgia Avenue, Silver Spring)

PARKS NIGHT (PLANNING BOARD REVIEW OF PARK POLICIES)

- Item 14 **Forest Glen-Dallas Avenue Neighborhood Park:** Proposed park renaming request to “South Four Corners Neighborhood Park” by South Four Corners Association Spring – *Staff Recommendation: Approval.*
- M. Venzke Item 15 **Parks Capital Improvements Program – Spending Plan for FY 2007 Program Open Space Apportionment:** On May 4, 2006, the Department of Parks received notice from the Maryland Department for Natural Resources regarding Montgomery County’s apportionment of Program Open Space (POS) funding for FY 2007. The FY 2007 allocation of \$24,291,038 is significantly higher than prior years. POS funding is split equally between the parkland acquisition and development programs in the CIP, after a small percentage is dedicated to the County’s incorporated municipalities. The generous FY 2007 POS apportionment allows the addition or acceleration of several projects in the Parks CIP – *Staff Recommendation: Approval of Recommended Projects for Transmittal to County Council as Requested Amendments to the FY 2007-2012 CIP.*

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	29 -	OFFICE CLOSED	Memorial Day
June	1 -	9:00 a.m.,	Montgomery County Planning Board, General Meeting, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
	1 -	2:00 p.m.,	Montgomery County Planning Board, General Meeting continues, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
	1 -	7:00 p.m.,	Montgomery County Planning Board Meeting continues in Rockville - County Council Office Building, 7 th Floor Hearing Room, 100 Maryland Ave., Rockville
	8 -	7:00 a.m.,	Montgomery Parks Foundation 2006Gold Marathon, Little Bennett Golf Course, 25900 Prescott Road, Clarksburg
	5 -	7:00 p.m.,	County-wide Recreation Advisory Board, Recreation Administrative Offices, 4010 Randolph Road, Conference Room 300, Silver Spring
	6 -	10:00 a.m.,	Retirement Board of Trustees, ERS/Merit Board Conference Room
	7 -	8:30 a.m.,	Keep Montgomery County Beautiful (KMCB) Taskforce Meeting, Executive Office Building (EOB) 101 Monroe Street, 10 th Floor, Rockville
	7 -	7:15 p.m.,	East County Citizens Advisory Board, Eastern Montgomery Regional Services Center, 3300 Briggs Chaney Road, Silver Spring
	7 -	7:30 p.m.,	Historic Preservation Commission, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
	8 -	9:00 a.m.,	Montgomery County Planning Board, General Meeting, MRO Auditorium 8787 Georgia Avenue, Silver Spring

Notices and Reminders Continued

- 8 - 2:30 p.m., Montgomery County Planning Board, General Meeting Continues, MRO Auditorium 8787 Georgia Avenue, Silver Spring
- 8 - 7:00 p.m., Mid-County Recreation Advisory Board, Recreation Administrative Offices, Room 300, 4010 Randolph Road, Silver Spring
- 8 - 7:30 p.m., Western Area Recreation Advisory Board, Potomac Community Center, 11315 Falls Church, Potomac
- 8 - 8:00 p.m., Montgomery County Planning Board, General Meeting Continues, MRO Auditorium 8787 Georgia Avenue, Silver Spring
- 12 - 7:00 p.m., Silver Spring Citizens Advisory Board, Long Branch Library,
- 12 - 7:15 p.m., Upcounty Citizens Advisory Board, Upcounty Regional Services Center, Room A, 12900 Middlebrook Road, Germantown
- 13 - 4:30 p.m., Wheaton Urban District Advisory Committee, Mid-County Services Center, 2424 Reddie Drive, 1st Floor Conference Room, Wheaton
- 13 - 7:00 p.m., East County Recreation Advisory Board, Fairland Community Center, 14906 Old Columbia Pike, Burtonsville
- 14 - 7:00 p.m., Silver Spring Recreation Advisory Board, Parkside Headquarters, 9500 Brunett Avenue, Silver Spring
- 15 - 9:00 a.m., Montgomery County Planning Board, General Meeting, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
- 15 - 3:30 p.m., Silver Spring Urban District Advisory Board, Discovery Communication, 1 Discovery Place, Silver Spring
- 19 - 7:00 p.m., Western Montgomery County Citizen Advisory Board, Bethesda-Chevy Chase Regional Services Center, 4805 Edgemoor Lane, Bethesda
- 20 - 5:00 p.m., Merit System Board, ERS/Merit Board Conference Room, 6611 Kenilworth Avenue, Riverdale
- 20 - 7:00 p.m., Mid County Citizens Advisory Board, Mid-County Services Center, 2424 Reddie Drive, 1st Floor Conference Room, Wheaton
- 21 - 9:30 a.m., Full Commission Meeting, PRA, 6611 Kenilworth Avenue, Riverdale
- 21 - 7:00 p.m., Upcounty Region Recreation Advisory Board, The Lodge at Seneca Creek, 14500 Clopper Road, Boyds

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Maryland Transit Administration invites you to Bi-County Transitway Study - Spring Open Houses**Silver Spring Area**

Monday, June 12, 2006
Holiday Inn Crowne Plaza
8787 Georgia Avenue
Silver Spring, MD 20910

Takoma / Langley Park Area

Wednesday, June 14, 2006
Langley Park Community Center
1500 Merrimac Drive
Hyattsville, MD 20783

Bethesda Area

Monday, June 19, 2006
Bethesda Chevy Chase High School (Cafeteria)
4301 East-West Highway
Bethesda, MD 20814

College Park / Riverdale / New Carrollton Area

Wednesday, June 21, 2006
College Park City Hall
Municipal Center Council Chambers
4500 Knox Road
College Park, MD 20740

Each open house will begin at 4:00 PM and end at 8:00 PM. There is no formal presentation so you can come and go at your convenience within the four-hour period to learn more about the plan in general, alternative alignments under consideration, and other aspects of this important project. Staff from the Maryland Transit Administration and their study team will be available to answer questions in an informal setting. For more information, including summaries of recent meetings with study area focus groups and recent study drawings, please visit the study web site at: www.bi-countytransitway.com.

**Planning Board Seeks Public Comment on
Water and Sewer Category Change Requests**

The **Planning Board** will hear testimony and consider recommendations on **Thursday, June 22, 2006**, for several water and sewer category changes, recommending that water and/or sewer service to be extended (or denied) to individual properties for the cases listed below. The Planning Board’s recommendations will be sent to the County Council.

The County Council will then hold an additional public hearing and make the final decision at a time to be determined *. The following cases are currently being considered:

Case Number	Applicant (Owner)	Planning Area
WSSCCR 06A-BEN-02	Clarksburg Church of God 23900 Clarksburg Road	Agricultural Reserve
WSSCCR 06A-BEN-03	Maurice Gladhill 10901-11909 Bethesda Church Road	Damascus
WSSCCR 06A-DAM-04	Daniel Pipher 25815 Woodfield Road	Damascus
<u>WSSCCR 06A-OLN-01</u>	Elizabeth Hyde, Thomas Hyde & Henry Hyde Southeast quadrant – Intersection of Dr. Bird Road and Batchellors Forest Road	Olney
<u>WSSCCR 06A-TRV-02</u>	Macris, Hendircks & Glascock (for Kevin Smart) Circle Drive, Outlot A, Block 7	Potomac
<u>WSSCCR 06A-TRV-03</u>	Macris, Hendircks & Glascock (for George Simmons) Circle Drive, Parcel P721	Potomac
<u>WSSCCR 06A-TRV-05</u>	Ahmad Jamshidi & Guita Vafai 9840 Watts Branch Drive	Potomac
WSSCCR 06A-TRV-06	Ahmad Jamshidi & Guita Vafai 12500 Circle Drive	Potomac
WSSCCR 06A-TRV-07	Carole & Donald Dell 12200 Stoney Creek Road	Potomac

Go to the Planning Board’s website after June 9, 2006 for the staff report and to see the position on the agenda (http://www.mc-mncppc.org/board/agenda/agenda_home.shtm). Written comments are also welcomed prior to the June 22, 2006 Planning Board Hearing and should be addressed to: **Derick P. Berlage, Chairman, Montgomery County Planning Board, 8787 Georgia Avenue, Silver Spring, MD 20910, or sent via email to: mcp-chairman@mncppcmc.org.**

Planning Board staff contact for questions: Mary Dolan 301-495-4552 (mary.dolan@mncppc-mc.org).

*For additional updated information, see the Department of Environmental Protection’s (DEP’s) website at www.montgomerycountymd.gov/dep, “Water Supply and Wastewater;” or call DEP (240-777-7700).