



MONTGOMERY COUNTY PLANNING BOARD AGENDA

REVISED

Thursday, June 15, 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 **Plan of Compliance, Clarksburg Town Center:** RMX-2 zone; 1221 dwelling units and 195,000 Square feet of commercial space; located between Stringtown Road and Clarksburg Road near MD 355; Clarksburg – ***Staff Recommendation: Approval.***

11:30 A.M. Item *2 **Civil Administrative Order for Forest Conservation Ordinance Violation:**
D. Johnsen The property owner cleared about 83,145 square feet of forest at 17900 Trundle Road Dickerson – ***Staff Recommendation: A Civil Administrative Order for a penalty of \$1 per square feet and, restoration of the site is recommended.***

12:30 P.M. REGULATORY ITEMS

C. Gilbert Item 3 **Local Map Amendment: Application of Hampden Lane, LLC; LMA G-819**
– ***Staff Recommendation: Approval - Agree to revise recommendation to the Hearing Examiner to reflect Alternative Review Committee recommendation of approval of additional height and density for MPDUs.***

M. Ma Item *4 **Site Plan Amendment: Rock Spring Centre Tower II** MXPB zone; 1.96 acres; reduction of the total number of the proposed units from 352 to 217, and modification to building footprint, parking and building height; North Bethesda - Garrett Park – ***Staff Recommendation: Approval with conditions.***

D. Kinney Item *5 **Preliminary Plan No. 120060110, Haines Addition to Damascus (DEFERRED FROM MAY 25, 2006 P.B. HEARING):** RE-2C zone; 50.88 acres; 5 lots requested; 5 one-family detached dwelling units; located on the north side of Howard Chapel Drive, approximately 5,000 feet northeast of Main Street (MD 108); Damascus – *Staff Recommendation: Approval with conditions.*

D. Kinney Item *6 **Preliminary Plan No. 120060490 Alban W. & Esther M. Eger:** R-200 zone; 2.45 acres; 4 lots requested; 4 one-family detached dwelling units; located at the northeast quadrant of the intersection of River Road (MD 190) and Seven Locks Road; Potomac – *Staff Recommendation: Approval with conditions.*

1:30 P.M. LUNCH

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

R.Weaver Item *7 **Preliminary Plan No. 120060230, Wooten Subdivision:** RC zone; 8.61 acres; 1 lot and 1 outlot requested; 1 one-family detached dwelling unit; located on the north side of Sandy Spring Road, approximately 150 feet east of Dino Drive; Fairland – *Staff Recommendation: Approval with conditions.*

POSTPONED

P. Weiss Item *8 **Site Plan Review No. 820060310, Montgomery Industrial Park:** I-1 zone; 1.69 acres; 67,850 gross square feet hotel; on Broadbirch Drive, approximately 440 feet east of Tech Road; Fairland – *Staff Recommendation: Approval with conditions.*

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

Subdivision Plat No. 220061030 – Silver Crest

RE-2 zone; 1 lot; located on the east side of Hilton Place, approximately 2000 feet north of Hilton Road; Damascus – *Staff Recommendation: Approval.*

Subdivision Plat No. 220061650 – H.M. Martin’s Fourth Addition to Chevy Chase

R-60 zone; 1 lot; located on the east side of Delfield Street, between Thornapple Street and Taylor Street; Bethesda-Chevy Chase – *Staff Recommendation: Approval.*

Subdivision Plat No. 220061970 – Granby Woods

RE-1 zone; 1 lot; located on the east side of Muncaster Road, on the south west corner of Artesian Drive and Raines Drive; Upper Rock Creek – *Staff Recommendation: Approval.*

Subdivision Plat No. 220062020 – Kensington Heights

R-60 zone; 1 lot; located on the south side of University Blvd; approximately 200 feet east of Drumm Avenue; Kensington Wheaton – *Staff Recommendation: Approval.*

Record Plats (continued)

Subdivision Plat No. 220062030 – Kensington Heights

R-60 zone; 1 lot; located on the south side of University Blvd; approximately 200 feet east of Drumm Avenue; Kensington Wheaton – *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.*

- R. Kronenberg Item 21 **Project Plan Review No. 91998005B (Formerly 9-98005B), Downtown Silver Spring (Section B & E):** CBD-0.5/CBD-1/CBD-2 CBD-R2 zones; 222 multi-family dwelling units, including 31 MPDUs; bounded by Georgia Avenue, Wayne Avenue, Cedar Street and Ellsworth Drive; Silver Spring CBD - *Staff Recommendation: Extension of Review Period.*

3:00 P.M. Item 10 OTHER BUSINESS

Approval of Minutes

- L. Cole Item 11 **Mandatory Referral No. 06808-SHA-1 Eastbound Capital Beltway (I-495) to Southbound Georgia Avenue (MD 97) Ramp Widening, SHA Contract No. MO4195187 – Staff Recommendation: Transmit comments to State Highway Administration (SHA).**

- 3:30 P.M.** Item 12 **Forest Conservation Plan for Father Hurley Boulevard Extended/Germantown Road to Wisteria Drive, NRI/FSD #4-04144 – Staff Recommendation: Approval with Conditions.**
M. Zamore

- M. Zamore Item 13 **Mandatory Referral 06807-DPW&T-1: Father Hurley Boulevard Extended/Germantown Road to Wisteria Drive, CIP No. 500516 – Staff Recommendation: Transmit comments to Department of Public Works and Transportation (DPWT).**

- 4:00 P.M.** Item 14 **Zoning Text Amendment No. 06-12** Introduced by Councilmember Floreen; amend the Zoning Ordinance to clarify the minimum setback from the street for a corner lot under the MPDU optional development standards – *Staff Recommendation: Transmit comments to County Council.*
G. Russ

- G. Russ Item 15 **Zoning Text Amendment No. 06-13** Introduced by the District Council at the Request of the County Executive; amend the Zoning Ordinance to clarify that the established building line requirements apply only if there are at least two existing residential dwellings that are not non-conforming and within 300 feet of the side property line of the proposed construction site; and generally to amend the established building line standards – *Staff Recommendation: Transmit comments to County Council.*

- G. Russ Item 16 **Zoning Text Amendment No. 06-14** Introduced by the District Council; amend the Zoning Ordinance to establish a new TOMX/TDR Zone and create development standards and procedures for the TOMX/TDR Zone – *Staff Recommendation: Transmit Comments to the County Council.*

- 5:30 P.M.** Item 17 **Zoning Text Amendment No. 06-15:** Introduced by the District Council; amend the Zoning Ordinance to establish a new RMX-2C/TDR Zone and create development standards and procedures for the RMX-2C/TDR Zone – *Staff Recommendation: Transmit Comments to the County Council.*
G. Russ
- J. Daniel Item 18 **Adoption of the Damascus Master Plan:** Approve the Resolution of Adoption and Transmit to the Full Commission.
- J. Daniel Item 19 **Sectional Map Amendment for the Damascus Master Plan:** Approve to File Sectional map Amendment, and Transmit to the County Council for Introduction.

6:30 P.M. Item 20 ROUNDTABLE DISCUSSION AND DINNER

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

- Commissioners’ Report
- Director’s Report (Parks Director)
- Park Houses
- Semi-Annual Review

7:00 P.M. Item 22 **Parks Capital Improvements Program – Spending Plan for FY 2007 Program Open Space Apportionment (Continued from June 8, Item 15):**
M. Venzke
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

- June**
- 12 - 7:00 p.m., Silver Spring Citizens Advisory Board, Long Branch Library, 8800 Garland Avenue, Silver Spring
 - 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 Reedie 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

Notices and Reminders (Continued)		
June	15 -	9:00 a.m., Montgomery County Planning Board, General Meeting, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
	15 -	2:30 p.m., Montgomery County Planning Board, General Meeting continues, 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
	15 -	8:00 p.m., Montgomery County Planning Board, General Meeting continues, MRO Auditorium, 8787 Georgia Avenue, 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, 1 st 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
	21 -	Noon 25 – Year Employee Awards, Newton White Mansion, 2708 Enterprise Road Mitchellville
	21 -	7:30 p.m., Historic Preservation Commission, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
	22 -	9:30 a.m., Montgomery County Planning Board, General Meeting, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
	25 -	4:00 p.m., Concord Local Park - New Playground Dedication, 7216 Hidden Creek Road, Bethesda
	29 -	9:30 a.m., Montgomery County Planning Board Meeting, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
	29 -	1:30 p.m., Montgomery County Planning Board meeting continues-Joint County Council-Faith Community Meeting, 100 Maryland Avenue, Rockville
	29 -	6:00 p.m., Montgomery County Planning Board Meeting continues, MRO Auditorium, 8787 Georgia Avenue, Silver Spring

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

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