



MONTGOMERY COUNTY PLANNING BOARD AGENDA

REVISED

Thursday, July 13, 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. REGULATORY ITEMS

Item 1 **Legal Items:**

1. Reconsideration Requests

a. Burtonsville Shopping Center

(No Public Testimony will be Taken at this Time)

R. Kronenberg Item *2 **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: Approval with conditions.**

Item *3 **Preliminary Plan Amendment No. 11998107B, Downtown Silver Spring:** CBD-0.5/CBD-1/CBD-2 and CBD-R2 zones; 22.5 acres; 507,340 s.f. retail, 297,408 s.f. office, 48,000 s.f. Civic Center, 242-room hotel, and 160 multi-family residential dwelling units previously approved; request to modify the uses to reduce office use to 228,931 s.f. and increase multi-family residential dwelling units to 222, including 31 Moderately Priced Dwelling Units (MPDUs); bounded by Georgia Avenue (MD 97), Wayne Avenue, Cedar Street and Ellsworth Drive; Silver Spring CBD – **Staff Recommendation: Approval with conditions.**

Item *4 **Site Plan Review No. 8-1999002F (Formerly 8-99002F), Downtown Silver Spring:** CBD-0.5 zone, 1.99 acres; 222 multi-family dwelling units, including 31 MPDUs; northwest quadrant of the intersection of Ellsworth Drive and Cedar Street, Silver Spring CBD - **Staff Recommendation: Approval with conditions.**

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- 9:30 A.M.** Item *5 **Preliminary Plan No. 120050590 (formerly 1-05059), Springhill Manor Parcel (DEFERRED FROM JUNE 22, 2006 P.B. HEARING):** 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
 - R. Weaver Item *6 **Preliminary Plan No. 120050920, Olney Estates:** RNC zone; 107.35 acres; 42 lots requested; 36 one-family detached dwelling units and 3 duplexes, including 15% Moderately Priced Dwelling Units (MPDUs); located in the northwest quadrant of the intersection of Old Baltimore Road and Ampeg Lane; Olney – *Staff Recommendation: Approval with conditions.*
 - C. Conlon - 5 min Item *7 **Record Plats and adoption of Resolutions/Opinions**

Subdivision Plat No. 220060210, C.E. Benson’s Addition to Cabin John Park: R-90 zone; 2 lots; located on south side of Macarthur Boulevard, approximately 125 feet east of Seven Locks Road; Bethesda-Chevy Chase – *Staff Recommendation: Approval.*

10:30 A.M. OTHER BUSINESS

Item 8 **Approval of Minutes**

M. Dolan Item 11 **Review and Recommendations for Water and Sewer Category Changes:** Administrative Group AD2006-3 – *Staff Recommendation: Transmit recommendations to County Executive.*

12:00 P.M. **LUNCH AND CLOSED SESSION: To Discuss Personnel Matters – Closed**
Added *Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (1).*

1:00 P.M. PLANNING BOARD MEETING CONTINUES (MRO Auditorium, 8787 Georgia Avenue, Silver Spring)

G. Russ Item 12 **Zoning Text Amendment No. 06-18:** Introduced by Councilmember Knapp; amend the Zoning Ordinance to amend the purpose provision and development standards of the Planned Retirement Community zone to allow development to occur on smaller tract areas of 25 acres; to allow in the PRC zone all uses permitted in the I-4 zone provided such uses are located within 3,000 feet of an airport and are shown on a development plan approved by the District Council pursuant to Division 59-D-1; and generally to amend the PRC zone - *Staff Recommendation: Transmit Comments to the County Council.*

G. Russ Item 13 **Zoning Text Amendment No. 06-19:** Introduced by Councilmember Knapp; amend the Zoning Ordinance to allow a florist business in the O-M zone, under certain circumstances; and generally to amend provisions related to the O-M zone - *Staff Recommendation: Transmit Comments to the County Council.*

G. Russ Item 14 **Zoning Text Amendment No. 06-20:** Introduced by District Council at the request of the Planning Board; amend the Zoning Ordinance to create the Mixed-Use Town Center Zone/ Transferable Development Rights Zone; and generally to amend the Mixed-Use Town Center Zone - *Staff Recommendation: Transmit Comments to the County Council.*

1:30 P.M. D. Hardy Item 15 **Intercounty Connector Mandatory Referral #06809-SHA-1 Public Hearing** – *Staff Recommendation: Accept public testimony.*

Testimony will be limited to 30 speakers, sign up information is listed on Page 4

D. Redmond Item 16 **Mandatory Referral # 06903-SHA-1. ICC Compensatory Mitigation Project NW-128:** Wetland Creation in Northwest Branch Recreation Park just north of Bonifant Road– *Staff Recommendation: Approval.*

6:00 P.M. Item 17 **ROUNDTABLE DISCUSSION AND DINNER** (*MRO Auditorium, 8787 Georgia Avenue, Silver Spring*)

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

- Commissioners’ Report
- Director’s Report
- Final Draft of Memorandum of Understanding between MNCPPC and DPS

7:00 P.M. M. Bradford Item 18 **Parks Night**

C. Palleschi Item 9 **Property Management Fund:** Approval of Annual Rent Increase for Park Houses - FY07 - *Staff Recommendation: Approval.*

L. Coleman Item 10 **Upper Rock Creek Trail Corridor Plan:** Plan Objectives, Community Outreach Strategy Recommendations and Plan Schedule– *Staff Recommendation: Approval.*

Time Change

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

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| July | 10 - | 7:00 p.m., | Silver Spring Citizens Advisory Board, Gwendolyn Coffield Community Center, 2450 Laytonsville Road, Silver Spring |
| | 11 - | 10:00 a.m., | Retirement Board of Trustees, MRO Conference Room, 8787 Georgia Avenue, Silver Spring |
| | 11 - | 4:30 p.m., | Wheaton Urban District Advisory Committee, Mid-County Services Center, 2424 Reedie Drive, 1 st Floor Conference Room, Wheaton |
| | 12 - | 7:30 p.m., | Historic Preservation Commission, MRO Auditorium, 8787 Georgia Avenue, Silver Spring |
| | 13 - | 9:00 a.m., | Montgomery County Planning Board, General Meeting, MRO Auditorium 8787 Georgia Avenue, Silver Spring |
| | 13 - | 2:00 p.m., | Montgomery County Planning Board, General Meeting continues, MRO Auditorium 8787 Georgia Avenue, Silver Spring |
| | 13 - | 7:00 p.m., | Montgomery County Planning Board, General Meeting continues, MRO Auditorium 8787 Georgia Avenue, Silver Spring |
| | 17 - | 7:00 p.m., | Western Montgomery County Citizen Advisory Board, Bethesda-Chevy Chase Regional Services Center, 4805 Edgemoor Lane, Bethesda |
| | 18 - | 5:00 p.m., | Merit System Board, ERS/Merit Board Conference Room, 6611 Kenilworth Avenue, Riverdale |
| | 18 - | 7:00 p.m., | Mid County Citizens Advisory Board, Mid-County Services Center, 2424 Reedie Drive, 1 st Floor Conference Room, Wheaton |
| | 19 - | 9:30 a.m., | Full Commission Meeting, MRO Auditorium, 8787 Georgia Avenue, Silver Spring |
| | 20 - | 9:00 a.m., | Montgomery County Planning Board, General Meeting, MRO Auditorium 8787 Georgia Avenue, Silver Spring |
| | 20 - | 3:30 p.m., | Silver Spring Urban District Advisory Board, Discovery Communication, 1 Discovery Place, Silver Spring |
| | 26 - | 7:30 p.m., | Historic Preservation Commission, MRO Auditorium, 8787 Georgia Avenue, Silver Spring |
| | 27 - | 9:00 a.m., | Montgomery County Planning Board Meeting, Brookside Gardens, Visitors Center, 1800 Glenallan Avenue, Wheaton |

**You're Invited to Testify on the Intercounty Connector
Thursday, July 13**

Montgomery County Planning Board will hold a public hearing on the **Intercounty Connector (ICC) on Thursday, July 13** at 8787 Georgia Avenue, Silver Spring. **Public testimony will be strictly limited to Two hours**, and speakers are encouraged to sign up in advance by calling 301-495-4600. An approximate Time for the hearing on the ICC, Mandatory Referral #068109-SHA – 1 will be announced June 30.

Copies of the Staff Recommendations to the Planning Board will be available June 3rd online at www.mcparkandplanning.org or at the transportation planning office, located at 8787 Georgia Avenue, Silver Spring in room 105.

For more information on the Planning Board's mandatory referral, those interested may call Dan Hardy at 301-495-4525 or email dan.hardy@mncppc-mc.org. Details on the ICC project are available by contacting Melinda Peters of the State Highway Administration at 866-462-0020 or submitting comments via the Project website at www.iccstudy.org.

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

The **Planning Board** will hear testimony and consider recommendations on Thursday, **July 13, 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 Executive.

The County Executive will then hold an additional public hearing on July 20, 2006. The following cases are currently being considered:

Case Number	Applicant (Owner)	Planning Area
WSSCR 06A-POT-03	Negar Imami 8801 Falls Rd.	Potomac
WSSCR 05A-TRV-05**	Janusz Bazyluk 10509 Boswell La.	Potomac
WSSCR 06A-TRV-01	Kathryn Adams Estate 12809 Spring Dr.	Potomac
WSSCR 06A-TRV-10**	Claire Proffitt 4920 Piney Glen La.	Potomac
WSSCR 06A-TRV-11**	Claude Bynaker 10501 Boswell La.	Potomac
**Application of the abutting mains policy for properties within the Piney Branch Subwatershed: The provision of public sewer service to properties is limited to one hookup only for each qualifying property. In addition, the use of public sewer service is not intended to support subdivision or re-subdivision of existing properties.		

Go to the Planning Board’s website after July 1, 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 July 13, 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: Jorge A. Valladares at 301-495-4545 (jorge.valladares@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).