



**MONTGOMERY COUNTY PLANNING BOARD AGENDA**

**REVISED**

**Thursday, July 27, 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*)

B. Gries Item 25 **En Banc Meeting of the Maryland-National Capital Park and Planning Commission Convened by Telephone Conference Call – (Action Item deferred from Commission meeting of 7/19/06): Resolution #06-14:**  
Authorization of Sale of 130 Acres, more or less, of Advance Land Acquisition Revolving Fund (ALARF) Properties in Montgomery County to the State Highway Administration of the Maryland Department of Transportation for the Inter-County Connector - **Staff Recommendation:** *Approval.*

**Added**

**Note:** This Conference Call is a meeting convened in accordance with the Maryland Open Meetings Act. The Public is invited to attend the telephone conference call at the following location: The Commission's Executive Office Building located at 6611 Kenilworth Avenue, First Floor, Room 101, Riverdale, Maryland 20737. (Other locations may be available as to be determined.)

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

Item \* **Amend Corrective Order to Release Additional Building Permits Pending a**  
26 **Compliance Program, Clarksburg Village: Site Plan No. 820030020**  
(formerly 8-03002) and No. 82003002A (formerly 8-03002A), Clarksburg Village, Phase I (Continued from July 20): R-200 and R-200/TDR zones; 997 dwelling units, including 108 MPDUs; southwestern quadrant of the intersection of Stringtown Road and Piedmont Road; Clarksburg - **Staff Recommendation:** *Approval of 65 D.U.s and Pool/Club Facility*

**Added**

**9:30 A.M.** Item \*1 **Civil Administrative Order for Forest Conservation Ordinance Violation: (Hearing continued from June 15)** The property owner is alleged to have 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.*  
 (The board’s hearing was held on June 15. There will be no public comment period on July 27. Written comments may be submitted at any time prior to board action)

**10:00 A.M. CONSENT ITEMS**

- M. Ma Item \*2 **Site Plan Review No. 81996026B (Formerly 8-96026B), Brookdale:** R-60 zone; 0.20 acres; one detached dwelling unit; site plan amendment for changes to the window sizes and placement and removing a section of the existing two-foot-high terrace in the rear yard; located at 4618 Harrison Street; Bethesda Chevy Chase – **Staff Recommendation:** *Approval.*
- Item \*3 **Site Plan Review No. 82004013A (Formerly 8-04013A), Alexan Montrose Crossing:** RMX-3C zone; 31.68 acres; site plan amendment to add 2 benches, modified building footprint and front elevation, revise roof-top community room design, reversed ingress/egress to the parking and loading; located on Bou Avenue, approximately 550 feet northwest of Rockville Pike (MD 355); North Bethesda - Garrett Park – **Staff Recommendation:** *Approval.*
- Item \*4 **Site Plan Review No. 82002014C (Formerly 8-02014C), Clarksburg Town Center - Phase II:** RMX-2 zone; 1.25 acres; site plan amendment to reflect the layout of the Resident’s Club and Pool facility as built and to relocate handicap parking location; located on Catawba Hill Drive, approximately 300 feet north of Clarksburg Square Road; Clarksburg – **Staff Recommendation:** *Approval*
- Item \*10 **Site Plan Review No. 82005018A (Formerly 8-05018A), White Oak, R-90 zone;** 26.30 acres; site plan amendment to show MPDU building setbacks and to revise green space calculations; located on Stewart Lane, approximately 350 feet east of Lockwood Drive; White Oak - **Staff Recommendation:** *Approval.*

**10:00 A.M. REGULATORY ITEMS**

- M. Ma Item \*5 **Site Plan Review No. 82004026A (formerly 8-04026A), River Quarry,** R-200/TDR-8 zones; 6.32 acres; 15 one-family detached and 15 attached units; adjust lot lines for certain attached units, modify development standards, add curb and gutter for SWM, and shift retaining walls; on River Road (MD 190) northeast of Old Seven Locks Road; Potomac – **Staff Recommendation:** *Approval with conditions.*
- M. Ma Item \*6 **Site Plan Review 820060380, 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.*

**Postponed**

M. Ma Item \*7 **Site Plan Review No. 81999024D (formerly 8-99024D), Shady Grove Adventist Hospital**, LSC zone; 39.16 acres; amendment additional 2100 gross square feet office and parking garage; west quadrant of the intersection of Medical Center Drive and Medical Center Way; Shady Grove *Staff Recommendation: Approval with conditions.*

11:00 A.M. Item \*8 **Site Plan Review No. 81974005B (formerly 8-74005B), Lockheed Martin-Conference Center**, C-P zone; 26.51 acres; 208,011 gross square feet PV conference facility with lodging; on 6801 Rockledge Drive, approximately 1300 feet north of Westlake Terrace; North Bethesda - Garrett Park - *Staff Recommendation: Approval with conditions.*

L. Komes

11:30 A.M. Item \*9 **Site Plan Review No. 820050400 (formerly 8-05040), Leaman Farm**: R-200 zone; 29.39 acres; 69 dwelling units; located at the northeastern quadrant of the intersection with Schaeffer Road and Leaman Farm Road; Germantown – *Staff Recommendation: Approval with conditions.*

C. Nelson

D. Kinney Item \*11 **Pre-preliminary Plan No. 720060330, Quince Orchard Estates**: R-200 zone; 1.15 acres; 2 lots requested; 2 one-family detached dwelling units; located on the south side of Quince Valley Drive, approximately 107 feet west of the intersection with Fellowship Way; Potomac – *Staff Recommendation: No objection to submittal of preliminary plan.*

D. Kinney Item \*12 **Preliminary Plan No. 120060380, Bernstein Property**: RC zone; 36.55 acres; 4 lots requested; 4 one-family detached dwelling units; located on the west side of Columbia Pike (MD 29), approximately 1,100 feet north of the intersection with Spencerville Road (MD 198); Fairland – *Staff Recommendation: Approval with conditions.*

C. Conlon Item \*13 **Preliminary Plan No. 120050600, Radwick Lane**: R-200 zone, cluster option; 5.81 acres; 8 lots requested; 8 one-family detached dwelling units; located on the west side of Radwick Lane, 3,000 feet south of Norbeck Road (MD 28); Aspen Hill – *Staff Recommendation: Approval with conditions.*

C. Conlon Item \*14 **Preliminary Plan No. 120061040, Sect. 3, North Springbrook (Resubdivision)** R-200 zone; 2.02 acres; 2 lots requested; 2 one-family detached dwelling units (existing); located on the southeast side of East Randolph Road, approximately 950 feet southwest of Sherwood Forest Drive; White Oak; *Staff recommendation: Approval with conditions*

**Added**

12:30 P.M. Item \*15 **Record Plats, Adoption of Opinions/Resolutions, and Planning Board Actions**

R. Weaver

**Subdivision Plat No. 220061880 to 220061910 Congressional Country Club** RE-2 zone; 2 parcels; located in southeast quadrant, in the intersection of River Road and Bradley Blvd; Potomac - *Staff Recommendation: Approval*

**Subdivision Plat No. 220062040 Bradley Hills Grove** R-200 zone; 2lots; located on south side of Blaisdell Road, approximately 800 feet east of Bellwood Road; Bethesda-Chevy Chase – *Staff Recommendation: Approval*

**Subdivision Plat No. 220062140 Buckingham Terrace**

RT-15 zone; 4 lots; located on east side of University of Boulevard, approximately 500 feet north of Buckingham Drive; East Silver Spring – *Staff Recommendation: Approval*

**Subdivision Plat No. 220062190 Highland Park**

CBD-2 zone; 2 parcels; located in southeast quadrant, in the intersection of Montgomery Avenue and Waverly Street; Bethesda CBD Sector Plan – *Staff Recommendation: Approval*

**Subdivision Plat No. 220062210 Derwood Industrial Park**

I-1 zone; 1 lot; located in northwest quadrant, in the intersection of Derwood Circle and Cecil Street; Upper Rock Creek – *Staff Recommendation: Approval*

**Planning Board Action for Clarksburg Town Center Compliance Program**

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*

1:30 P.M. Item 27  
**Held For  
 September**

**LUNCH AND CLOSED SESSION (MRO Auditorium, 8787 Georgia Avenue, Silver Spring):** Pursuant to Maryland State Government Code Annotated Section 10-508 (a) (8), to consult with legal staff about pending litigation – Troutner vs. Montgomery County Planning Board.

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

2:30 P.M. **OTHER BUSINESS**

Item 16 **Approval of Minutes**

C. Gilbert Item 17 **Local Map Amendment No. G-836:** (Deferred by the Planning Board at the April 27 Hearing) Request by the Hearing Examiner that the Planning Board re-review the request by J. Kirby Development, LLC and Vedanta Center of Greater Washington seeking reclassification of 16 acres of land from the RE-2 zone to the PD-2 zone for 21 single-family detached residences (one existing), 12 single-family attached residences and 6 townhouse moderately priced dwelling units (MPDUs) and expansion of an existing worship center; located at the intersection of Bel Pre and Homecrest Roads; Aspen Hill Master Plan – *Staff Recommendation: Approval.*

E. Tesfaye Item 18 **Preliminary Water Quality Plan.** Local Map Amendment No. G-832: Rezoning of 37.176 acres of land located at Lot 27 & Lot 28 Garnkirk Farms Subdivision, Clarksburg, from the R-200 Zone to the PD-11 Zone – *Staff Recommendation: Conditional Approval.*

- 
- Item 19

**3:30 P.M.**  
D. Janousek

**Local Map Amendment No. G-832:** (Deferred by the Planning Board at the March 23 Hearing) Ralph J. Duffie, applicant, requests to rezone 37.176 acres of land from the R-200 zone to the PD-11 zone; located at Lot 27 & Lot 28 Garnkirk Farms Subdivision, Clarksburg – *Staff Recommendation: Approval.*
  - Item 20

**4:00 P.M.**  
G. Russ

**Board of Appeals No. S-2673:** Special Exception request by Leizer Z. Goldsmith, Esq., applicant, to permit a non-residential professional office; R-60 zone; located at 8603 Cedar Street, Silver Spring – *Staff Recommendation: Approval with conditions.*
  - Item 21

**4:30 P.M.**  
M. Wallis

**Zoning Text Amendment No. 06-21** Introduced by Councilmember Leventhal; amend the Zoning Ordinance to amend the maximum building coverage for lots under 25,000 square feet using the cluster option in the RE-1 zone; and generally to amend building coverage requirements for clustered lots in residential zones - *Staff Recommendation: Transmit Comments to the County Council.*
  - Item 22

**6:00 P.M.**

**Corrective Map Amendment:** Application to File a Corrective Map Amendment: Edgmoor Lot 3 Block 12A (5,085 square feet), Change from the TS-R Zone to the R-60 Zone, Intersection of Arlington Road and Moorland Lane, Bethesda CBD– *Staff Recommendation: Approval.*
  - Item 23

**6:00 P.M.**

**Synthetic turf candidate field site selection recommendations for the FY07-12 CIP–** *Staff Recommendation: Approval of site rankings and recommendations.*
  - Item 24

**DINNER AND 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
- Executive Director’s Report – Fund Transfers
- Separation of Parks and Planning Report

Added - 6:30 P.M. - ITEM 28 Montgomery County Planning Board (8787 Georgia Ave., MRO Auditorium, Silver Spring, MD)

1. Goodwill Property (Bethesda Crest)  
Site Plan No. 820030410
2. Maple Ridge (aka Seaton Squares) Site Plan No. 820030050

**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**

<b>July</b>	27 -	9:00 a.m.,	Montgomery County Planning Board, General Meeting, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
	27 -	2:00 p.m.,	Montgomery County Planning Board, General Meeting, MRO Auditorium 8787 Georgia Avenue, Silver Spring
	27 -	6:00 p.m.,	Montgomery County Planning Board, General Meeting continues, MRO Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring
<b>August</b>	2 -	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 -		<b>No Planning Board Meeting</b>
	16 -	7:30 p.m.,	Historic Preservation Commission, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
	10 -		<b>No Planning Board Meeting</b>
	17 -		<b>No Planning Board Meeting</b>
	17 -	3:30 p.m.,	Silver Spring Urban District Advisory Board, Discovery Communication, 1 Discovery Place, Silver Spring
	24 -		<b>No Planning Board Meeting</b>
	31 -		<b>No Planning Board Meeting</b>

**The Centers and Boulevards Blog Has Been Launched**

The Department of Planning recently launched a blog to provide Montgomery County citizens another opportunity to communicate with the Planning Board. The blog is intended to be a forum for the community to explore the challenges and opportunities associated with future growth. The goal is to generate a spectrum of community perspectives and guidance to the Planning Board about how to create great places to live and work in the future.

In May 2006, the Department brought together more than 100 community leaders along with local and national experts to discuss the future of Montgomery County. This blog provides a channel to expand the community-based discussion to include all Montgomery citizens.

To set the ball rolling, three questions from the May community-based discussions have been posted on the blog. Links have been provided for bloggers to access a summary report of the May community-based discussions, as well as Power Point presentations that accompanied the community discussions. Bloggers may wish to answer the questions or share opinions on other matters about land use in Montgomery County. Bloggers will be able to post comments until October 1, 2006.

**To visit the blog**, please follow these instructions:

- i) Log on to the Montgomery County Department of Park and planning web site: *mc-mncppc.org*.
- ii) Scroll down the first page to “Framework for Planning: Centers and Boulevards.”
- iii) Click on “More” to go to the “Framework for Planning in the Future” web page.
- iv) Click on “Blog.”

You may also go directly to the blog at: *mncppc.typepad.com/planning\_montgomery\_count/*