

Agenda for Montgomery County Planning Board Meeting
Thursday, January 27, 2005, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Commissioners' Reports Directors' Reports Reconsideration Requests Adoption of Opinions	
---	--

GENERAL MEETING (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

- A. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (1) (Subject: To discuss personnel matters)*
- B. Administrative Items
- C. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (proposal for a business to relocate, expand or remain in the state) (Laytonia Park Development Proposal and PDF #038703)*
- D. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (consult with counsel to obtain legal advice)(Subject: Legislation)*
- E. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (consider acquisition of real property for a public purpose)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Germantown Town Commons – Authorization to Convey to Montgomery County, Maryland:** 20,046 square feet (0.46 acres), more or less, improved, as an addition to the Blackrock Center for the Arts

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

-
2. **Montrose Parkway West – Authorization to Convey to Montgomery County, Maryland:** 0.84 acres, more or less, unimproved, as Right-of-Way for the Montrose Parkway West Improvement Project

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Board of Appeals No. S-2626:** Special exception request by Community Services for Autistic Adults and Children (CSAAC), applicant, to permit the operation of a private educational institution serving persons with disabilities; RDT zone; located at 21515 Zion Road, Brookeville

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

-
4. **Local Map Amendment No. G-826: Ralph J. Duffie, Inc.,** applicant, requests reclassification of land from the C-1 Zone to the O-M Zone; located at 10001 New Hampshire Avenue, Silver Spring – White Oak Master Plan

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Proposed Zoning Text Amendment** - Amend the Zoning Ordinance to establish a new Transit-Oriented mixed-use zone

Staff Recommendation: Transmit to County Council for Introduction.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Preliminary Plan No. 1-05018 Westfield Montgomery Mall**

C-2 Zone; 57.72 acres; One (1) lot requested; 500,000 gross leasable square foot addition to the existing 1,242,172 square-foot shopping mall

Located in the northeast quadrant of the intersection of Democracy Boulevard and Westlake Drive

Community water and community sewer

Applicant: Montgomery Mall, LLC

Engineer: Dewberry and Davis

Attorney: Furey, Dolan & Abell, LLP

Planning Area: Potomac

Staff recommendation: Approval subject to conditions:

******* See Staff Memorandum for Discussion *******

6. Preliminary Plan No. 1-05018 Westfield Montgomery Mall (continued)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

-
7. **Site Plan Review No. 8-05003 - Westfield Shoppingtown Montgomery, Parcel A – C-2 zone; 57.72 acres; 300,000 gross leasable square-foot commercial retail addition to the existing 1,242,172 square-foot shopping mall; northeast quadrant of the intersection of Democracy Boulevard and Westlake Drive; Potomac**

APPLICANT: Montgomery Mall LLC
ENGINEER: Dewberry

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

- 8. **Site Plan Review No. 8-05007 - Fairland View** – R-60 zone; 12.08 acres; 73 townhouses, including 10 MPDUs on site; northeast quadrant of the intersection of Columbia Pike (US 29) and Fairland Road; Fairland

APPLICANT: Winchester Homes, Inc.

ENGINEER: Site Solutions, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

- 9. **Preliminary Plan No. 1-05009 Warner’ s Addition to Kensington**

I-1 and C-T Zone; 0.75 acre; One (1) lot requested; 17,900 square foot of industrial use and 3,700 square feet of commercial office

Community water and community sewer

Located on the south side of Howard Avenue, approximately 150 feet west of the intersection with Warfield Street

Applicant: Shorb Properties II, LLC

Engineer: CAS Engineering

Planning Area: Kensington/Wheaton

Staff recommendation: Approval, subject to conditions

******* See Staff Memorandum for Discussion *******

9. Preliminary Plan No. 1-05009 Warner' s Addition to Kensington (continued)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Preliminary Plan No. 1-05014 Ednor Acres

RC Zone; 15.70 acres; Three (3) lots requested; Three (3) one-family detached dwelling units; one (1) existing to be replaced

Community water and private septic

Located on the north side of Ednor Road, approximately 200 feet east of Cedar Creek Drive

Applicant: Robert Connor, LLC

Engineer: CAS Engineering

Planning Area: Sandy Spring-Ashton

Staff recommendation: Approval, subject to conditions

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: