

Agenda for Montgomery County Planning Board Meeting
Thursday, June 2, 2005, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

<p>Roll Call Approval of Minutes: December 16, 2004 December 23, 2004 Commissioners' Reports Directors' Reports Reconsideration Requests Adoption of Opinions</p>	
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GENERAL MEETING (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

- A. Administrative Items
- B. Grants Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Consent Item**

One reservation of Land for Public Use for the Intercounty Connector

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Corrective Map Amendment: G-837 Rural Village Center Overlay Zone**

Darnestown, Potomac Subregion

Staff Recommendation: Approval to File Application

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Mandatory Referral No. 04508-MCPS-1: Downcounty Consortium Elementary School No. 28 (Arcola Elementary School)**

1820 Franwall Avenue, Wheaton, R-90 Zone, Kensington-Wheaton

Staff Recommendation: Approval to transmit comments to MCPS

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Forest Conservation Plan for Board of Appeals No. S-2604**

Special exception request by Mary Rhim, applicant, to operate a private educational facility; R-200 Zone; located at 17320 Georgia Avenue, Olney

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Board of Appeals No. S-2604**

Special exception request by Mary Rhim, applicant, to operate a private educational facility; R-200 Zone; located at 17320 Georgia Avenue, Olney

Staff Recommendation: Denial

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Staff RecoLocal Map Amendment No. G-833**

Fisher Investments, applicant, requests reclassification of 4.57 acres of land from the I-3 Zone to the RT-8 Zone for up to 29 townhouses; located at Part of Parcel 807 and Parcel 730 at the intersection of Lullaby Road and Father Hurley Boulevard (Gateway Park), Germantown Master Plan

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Project Plan Review No. 9-05003, Easley Subdivision (The Adele)

CBD-1 Zone; 0.67 acres; 15,020 gross square feet of retail, 18,200 gross square feet of office, and 96 dwelling units, including 15 MPDUs; southwest quadrant of the intersection of Fenton Street and Thayer Street; Silver Spring, CBD

Staff Recommendation: Approval of extension of review period

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Preliminary Plan No. 1-96032A - Sandy Spring Museum

RC Zone; 7.47 acres; a 3500 square-foot addition to the existing museum; on the north side of Olney-Sandy Spring Road (MD108), east of Bentley Road; Sandy Spring/Ashton

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Site Plan Review No. 8-96010A, Sandy Spring Museum

RC Zone; 7.47 acres; a 3500 square-foot addition to the existing museum; on the north side of Olney-Sandy Spring Road (MD108), east of Bentley Road; Sandy Spring/Ashton

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Site Plan Review No. 8-02036A, Greenway Village at Clarksburg

Phase 1 & 2, PD-4 zone; 164 acres; 2,000 gross square feet addition to bath house; all quadrants of the intersections of Skylark Road and New Cut Road; Clarksburg

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Site Plan Review No. 8-05022, Westech Village Corner

I-1/RE Zones; 8.5 acres; 42,000 gross square feet commercial use for restaurants; northeast quadrant of the intersection of Tech Road and Prosperity Drive; Fairland

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Abandonment No. AB-668

Abandonment of an unimproved portion of Somerset Lane right-of-way between Orchard Way and Berkeley Road (between lot 10, block D and lot 1, block F); Colesville Farms Estates East of New Hampshire Avenue, Silver Spring White Oak Master Plan; Fairland/White Oak Policy Area

Staff recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. Preliminary Plan Review No. 1-05004 and Preliminary Water Quality Plan, Colesville Farm Estates (Resubdivision)

RE-1 zone; 3.174 acres; 3 lots requested; 3 one-family detached dwelling units

Community water and community sewer

Located on the south side of Orchard Way, approximately 2000 feet east of the intersection with New Hampshire Avenue (MD 650)

Applicant: Arthur Williams

Engineer: Macris, Hendricks and Glascock

Planning Area: White Oak

Staff Recommendation: Approval with conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

14. Preliminary Plan No. 1-05082 Musgrove Park

R-200 zone; 0.56 acres; 2 lots requested; 2 one-family detached dwelling units

Community water and community sewer

Located on the south side of Arcola Avenue, approximately 250 feet east of the intersection with Orebaugh Avenue

Applicant: Overton Homes, LLC

Engineer: Maddox Engineers & Surveyors, Inc.

Planning Area: Kensington/Wheaton

Staff recommendation: Approval with conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

15. Preliminary Plan No. 1-05083 W. Drew Stabler Property

RDT Zone; 161.2 Acres; 4 lots requested; 4 one-family detached dwelling units

Private well and private septic

Located on the west side of Laytonsville Road (MD 108) approximately 1000 feet north of Brink Road

Applicant: Heritage Development

Engineer: Fowler Associates, Inc.

Attorney: Miller, Miller & Canby

Planning Area: Agricultural and Rural Open Space and Olney

Staff recommendation: Approval with conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

16. Preliminary Plan No. 1-05078 English Village (Resubdivision)

R-90 Zone; 1 lot; 1 one-family detached dwelling unit

Community water and community sewer

Located on the east side of Radnor Road, approximately 200 feet east of Wilson Lane

Applicant: Hemingway Homes, LLC

Engineer: P G Associates, Inc.

Planning Area: Bethesda-Chevy Chase

Staff recommendation: Approval with conditions

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

16. Preliminary Plan No. 1-05078 English Village (Resubdivision) (continued)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

17. Preliminary Plan Review No. 1-05051 and Preliminary/Final Water Quality Plan Mitter Property

R-200 Zone; 1.75 acres; 3 lots requested; 3 one-family detached dwelling units

Community water and community sewer

Located on the north side of Fairland Road approximately 270 feet east of Fairland Park Drive

Applicant: Jagdish Mitter

Engineer: Benning & Associates

Planning Area: Fairland

Staff recommendation: Approval with conditions

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

17. Preliminary Plan Review No. 1-05051 and Preliminary/Final Water Quality Plan Mitter Property (continued)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

18. Record Plats

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code

2-05214 Sycamore Acres
 North side of Sycamore Lane, approximately 30 feet east of Pinetree Road
 RE-1 Zone, 2 Lots
 Community Water, Community Sewer
 Planning Area: Olney & Vicinity
 The Haines Companies, Inc, Applicant

2-05216 Whetstone Run
 to East side of Old Game Preserve Road, approximately 500 feet north of
 2-05217 Travis Lane
 RT-8 Zone, 32 Lots, 2 Parcels
 Community Water, Community Sewer
 Planning Area: Gaithersburg & Vicinity
 Arrowsmith Court, LC, Applicant

Staff Recommendation:

Pursuant to section 50-35A, the following minor subdivision plat is recommended for approval subject to any applicable conditions of previous preliminary plans approvals and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

2-05215 Wheaton Hills
 Northeast quadrant of intersection of Veirs Mill Road and Newport Mill Road
 R-60 Zone, 1 Lot
 Community Water, Community Sewer
 Planning Area: Kensington-Wheaton
 Jaswant K. Arneja, Applicant

18. Record Plats (continued)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

19. Board of Appeals No. S-2629

Special Exception request by Alan and Susan Dechter, applicant, to permit a non-resident medical practitioner office (relocation and expansion of existing practice); R-90 Zone; located at 12817 Georgia Avenue, Silver Spring

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

20. Public Hearing on Pilot Program for Local Park Usage

A pilot program is proposed to provide improved services and reduce user/neighborhood conflicts in nine local parks: Bullis, Capital View-Homewood, Dewey, Randolph Hills, Meadowbrook/Ray's Meadow, Winding Creek, Jesup-Blair, Long Branch-Wayne and Old Blair Field. (Si desea dar su comentarios sobre este tema, y necesita de un intérprete, por favor llame a Alexandra al 301-495-4604 (para más información)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: