

Agenda for Montgomery County Planning Board Meeting
Thursday, June 23, 2005, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

<p>Roll Call Approval of Minutes: January 20, 2005, February 3, 2005, February 10, 2005 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. Friends of Recreation Donation
- C. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7)
(consult with counsel to obtain legal advice) (Subject: Clarksburg Town Center)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Consent Item**

Continuation of Reservation of Land for Public Use for the Intercounty Connector

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Proposed Annual Rent Increase for Park Houses**

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Project Plan Review No. 9-05004, 1200 East -West Highway

CBD-2 zone; 1.40 acres; 221 multi-family dwelling units including 28 MPDUs and 10,600 square feet of commercial retail; on East-West Highway at southwestern intersection with Blair Road; Silver Spring CBD – Extension of Review Period

APPLICANT: Goodman East-West I, LLC

ENGINEER: VIKA, Incorporated

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Staff Draft 2005 Land Preservation, Parks, and Recreation Plan (LPPRP)

Staff Recommendation: Approval to transmit as a staff draft to Maryland Department of State Planning

(No public testimony will be taken at this time, although persons in the audience may be asked to respond to questions.)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. DPWT Facility Planning Study Phase I

Recommendations for Ripley District Streets, Silver Spring CBD

Staff Recommendation: Transmit comments to DPWT

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. DPWT Facility Planning Study Phase I

Recommendations for Chapman Avenue between Randolph Road and Old Georgetown Road, North Bethesda/Garrett Park Planning Area

Staff Recommendation: Transmit comments to DPWT

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; approval of approximately 145,471 gross square feet of development, including 15,020 gross square feet retail, 18,200 gross square feet office, 96 residential condominium units, including 15 MPDUs; southwest quadrant of the intersection of Fenton Street and Thayer Street; Silver Spring CBD

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Preliminary Plan Review No. 1-05077 Easley Subdivision (The Adele)**

CBD-1 Zone; 0.67 acres; 1 lot requested; 96 multi-family units with 15 MPDUs, 18,200 square feet of office, 15,020 square feet of retail

Community water and community sewer

Located at the southwest quadrant of the intersection of Thayer Avenue and Fenton Street

Applicant: Fenton Street Development, L.L.C.

Engineer: Macris, Hendricks and Glascock

Attorney: Linowes and Blocher, L.L.P.

Planning Area: Silver Spring CBD

Staff recommendation: Approval with conditions

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

8. **Preliminary Plan Review No. 1-05077 Easley Subdivision (The Adele)** (continued)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Growth Policy School Test**

Annual review of adequacy of public school facilities, including Planning Board determination if school facilities can be considered adequate for FY-2006

Staff recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Pre-Preliminary Plan Review No. 7-05052 Great Meadows

RDT Zone; 80.82 acres; 1 lot and 1outlot requested; 1 one-family detached dwelling unit

Private water and private septic

Located on the north side of Annapolis Rock Road, approximately 150 feet east of the intersection with Annapolis Rock Lane;

Applicant: William Hilton

Engineer: CAS Engineering

Planning Area: Damascus

Staff recommendation: Approval with conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Preliminary Plan Review No. 1-04092 Patton Property

RE-2C Zone; 15.1 acres; 6 lots requested; 6 one-family detached dwelling units

Community water and community sewer

Located in the northeast quadrant of the intersection of Norbeck Road Extended (MD 28) and Norwood Road (MD 182)

Applicant: Mitchell and Best

Engineer: Gutschick, Little and Webber

Attorney: Miller, Miller and Canby

Planning Area: Cloverly

Staff recommendation: Approval of five (5) lots only, with conditions

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

11. **Preliminary Plan Review No. 1-04092 Patton Property** (continued)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. **Preliminary Plan Review No. 1-05039 Lutheran Church of St. Andrew**

RE-2 Zone; 12.83 acres; 1 lot requested; religious institution

Community water and community sewer

Located at the northwest quadrant of the intersection of Norwood Road (MD 182) and New Hampshire Avenue (MD 650)

Applicant: The Lutheran Church of St. Andrew

Engineer: Macris, Hendricks and Glascock

Planning Area: Cloverly

Staff recommendation: Approval with conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. Preliminary Plan Review No. 1-02079A FASEB (Locus Vitae) (Amendment to Previous Conditions of Approval)

R-60 Zone; 11.20 acres; 1 lot previously approved; 40,000 square foot office building expansion

Community water and community sewer

Located on Wisconsin Avenue north of Alta Vista Road

Applicant: Federation of America Societies

Engineer: Macris, Hendricks and Glascock

Attorney: Linowes and Blocher, L.L.P.

Planning Area: Bethesda-Chevy Chase

Staff recommendation: Approval with conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

14. 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.

- 2-05226 Damascus Hill
North side of Sweepstakes Road, approximately 100 feet west of Galeano Drive
R-200 Zone, 2 Lots
Community Water, Community Sewer
Planning Area: Damascus & Vicinity
Johnson Goode Properties, L.L.C., Applicant
- 2-05227 Sandy Spring Museum
North side of Olney Sandy Spring Road (MD 108), in the north east corner of Olney Sandy Spring Road and Bentley Road
RC Zone, 1 Parcel
Community Water, Community Sewer
Planning Area: Patuxent
Sandy Spring Museum, Inc., Applicant
- 2-05228 Silver Spring
West side of Fiddler Lane, approximately 100 feet south of Ramsey Avenue
CBD-R2 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Silver Spring
Centex Homes, Applicant

Staff Recommendation:

Pursuant to section 50-35A, the following minor subdivision plats are 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.

- 2-05229 Kensington Park
Southwest corner of Baltimore Street and Carroll Place
R-60 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Kensington-Wheaton
A.E.S. Associates, Applicant

14. **Record Plats** (continued)

- 2-05230 H.M. Martin's Third Addition to Chevy Chase
South side of Raymond Street, approximately 800 feet east of Melville Place
R-60 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda-Chevy Chase
Chevy Chase Customs, Applicant
- 2-05231 West Chevy Chase Heights
South side of Maple Avenue, approximately 50 feet west of Maryland
Avenue
R-60 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda-Chevy Chase
Carter, Inc., Applicant
- 2-05232 Cabin John Park, Section 2
North side of Macarthur Blvd.; West side of 97th Place and east side of 80th
Street
R-90 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda-Chevy Chase
Church Sullivan Homes, L.L.C., Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: