

Agenda for Montgomery County Planning Board Meeting
Thursday, July 28, 2005, 9:00 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

<p>Roll Call Approval of Minutes: May 12, 2005, May 19, 2005 May 26, 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. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7),(8) (Consult with counsel to obtain legal advice/Potential Litigation) (Subject: Clarksburg Town Center)*
- C. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (Subject: Germantown Tennis Center Lease)*
- D. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (1) (Subject: Personnel Matters)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Intercounty Connector Study, Planning Board Worksession No. 7: Park Land Mitigation**

Staff Recommendation: Approve Mitigation Package

(Public testimony will be limited to 1.5 hrs)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Plan of Compliance Hearing Continued – Clarksburg Town Center**

Site Plan No. 8-98001 (Phase I) and Amendments, and Site Plan No. 8-02014 (Phase II) and Amendments to determine citations and fines with respect to height and setback violations

THIS ITEM HAS BEEN DEFERRED UNTIL SEPTEMBER 22, 2005 AT THE REQUEST OF THE APPLICANT

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Preliminary Plan No. 1-95042 Clarksburg Town Center (Extension)**

RMX-2 Zone; Requested for a 2-month extension to the preliminary plan and validity period

Located in the northeast quadrant of the intersection of Frederick Road (MD 355) and Stringtown Road

Applicant: Newland Communities

Attorney: Linowes and Blocher

Planning Area: Clarksburg

Staff recommendation: Approval, grant 7-month extension to October 26, 2005

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Worksession No. 6: Planning Board Draft of the Damascus Master Plan**

Staff Recommendation: Approval to transmit the Planning Board Draft to the County Executive and County Council, and to amend the Countywide Park Trails Plan

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **AB 667**

Abandonment of an alley right-of-way within Block "D", bounded on the west by Eastern Avenue, the north by 13th Street, the east by Georgia Avenue, and the south by King Street, Silver Spring

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Project Plan Review No. 9-05005 - The Galaxy**

CBD-1 Zone; 2.62 acres; 1 lot requested; 328 multi-family dwelling units, with 41 MPDUs; located at the southeast quadrant of the intersection of 13th street and Eastern Avenue; Silver Spring CBD

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Preliminary Plan No. 1-05089 The Galaxy (w/Project Plan #9-05005)**

CBD-1 Zone; 2.62 acres; 1 lot requested; 328 multi-family dwelling units, with 41 MPDUs

Community water and community sewer

Located in the southeast quadrant of the intersection of Eastern Avenue and 13th Street

Applicant: RST Development

Engineer: VIKA

Attorney: Holland and Knight, L.L.P.

Planning Area: Silver Spring CBD

Staff recommendation: Approval with conditions

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

7. **Preliminary Plan No. 1-05089 The Galaxy (w/Project Plan #9-05005) (continued)**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Mandatory Referral No. 05503-MCPS-1: Parkland Middle School Modernization**

4610 West Frankfort Avenue, R-90 Zone; Aspen Hill

Staff Recommendation: Approval to transmit comments to MCPS

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Site Plan Review No. 8-99024B - Shady Grove Adventist Hospital (Electrical Addition)**

LSC Zone; 39.16 acres; 5,892 gross square feet, 2-story electrical room addition to existing hospital; west quadrant of the intersection of Medical Center Drive and Medical Center Way; Shady Grove

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Preliminary Plan No. 1-04109 Burtonsville Shopping Center**

C-2 Zone; 27.55 acres; 1 lot requested; 250,000 square feet of retail and 10,000 square feet of office

Community water and community sewer

Located in the northeast quadrant of the intersection of Columbia Pike (MD 29) and Spencerville Road (MD 198)

Applicant: BMC Property Group

Engineer: Loiderman Associates

Attorney: Shulman, Rogers, Gandal, Pordy

Planning Area: Fairland

Staff recommendation: Approval with conditions

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

10. **Preliminary Plan No. 1-04109 Burtonsville Shopping Center (continued)**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. **Preliminary Plan No. 1-05086 Lyttonsville**

RT-15 Zone; 2.45 acres; 19 lots requested; 19 one-family attached (townhouse) dwelling units

Located on the west side of Albert Stewart Lane, approximately 180 feet northwest of Kansas Avenue

Applicant: Charles Black Company
Engineer: Macris, Hendricks and Glascock

Planning Area: North and West Silver Spring

Staff recommendation: Approval with conditions

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

11. Preliminary Plan No. 1-05086 Lyttonsville (continued)**BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action:**

12. Record Plats**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.

- 2-06007 Great Meadows
North side of Annapolis Rock Road, 150 feet east of Annapolis Rock Lane
RDT Zone, 1 Lot
Private Well, Private Septic
Planning Area: Patuxent
William E. Hilton, Applicant
- 2-06008 North Kensington
North side of Lawrence Avenue, approximately 1600 feet west of
Connecticut Avenue
R-60 Zone, 2 Lots
Community Water, Community Sewer
Planning Area: Kensington-Wheaton
Housewright Development, Applicant
- 2-6009 Parkview Estates
West side of Jones Mill Road, approximately 100 feet north of Woodhollow
Drive
R-90 Zone, 4 Lots
Community Water, Community Sewer
Planning Area: Bethesda-Chevy Chase
M/I Schottenstien Homes, Inc., Applicant

12. **Record Plats (continued)**

2-06010 Woodmont
Southeast corner of Norfolk Avenue and Cordell Avenue
CBD-1 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda-Chevy Chase
Norfolk-Cordell II, L.L.C. Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. **Continuation of strategy session for preparation of the Park FY07-12 Capital Improvements Program**

Staff Recommendation: Approval of staff guidelines for preparing and prioritizing the Parks CIP

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: