

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

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call
Approval of Minutes: September 15, 2005
Commissioners' Reports
Directors' Reports
Reconsideration Requests
Adoption of Opinions

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

- A. Administrative Items
- B. Comprehensive Annual Financial Report for the Year-Ended June 30, 2005
- C. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508)(a)(13), to comply with specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.*
- 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. FY07 Operating Budget Review and Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **AB 673**

Abandonment of a portion of Unimproved Legion Drive off Bethesda Church Road,
Damascus: Forward recommendation to Department of Public Works and Transportation

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Zoning Text Amendment No. 05-13**

Introduced by Councilmember Leventhal; amend the Zoning Ordinance to allow the
Department of Permitting Services to waive certain sign permit application fees

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Zoning Text Amendment No. 05-14

Introduced by Councilmembers Denis and Perez; amend the Zoning Ordinance to eliminate the permit requirement for limited duration signs, and to generally amend provisions related to limited duration signs

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Board of Appeals No. S-2651

Special Exception request by Brenneman and Pagenstecher, Inc., applicant, to permit a non-residential professional office; R-90 Zone; located at 7025 MacArthur Boulevard, Bethesda

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Revitalizing Centers, Reshaping Boulevards, and Creating Great Public Spaces: Planning Framework, A Working Draft**

Staff Recommendation: Discussion

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Preliminary Plan Review No. 120051030 (Formerly 1-05103) Cabin John Park Section 1 (Resubdivision)**

R-90 Zone; 0.46 acres; 2 lots requested; 2 one-family detached dwelling units

Community water and community sewer

Located on the west side of 78th Street, approximately 315 feet south of Tomlinson Avenue

Applicant: Potomac Land Associates

Engineer: Landmark Engineering

Planning Area: Bethesda-Chevy Chase

Staff recommendation: Approval with conditions

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

6. Preliminary Plan Review No. 120051030 (Formerly 1-05103) Cabin John Park Section 1 (Resubdivision) (continued)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Preliminary Plan No. 120060030 (Formerly 1-06003) Khalilzadeh Property

R-200 Zone; 1.32 acres; 2 lots requested; 2 one-family detached dwelling units

Community water and sewer

Located on the west side of Falls Road (MD 189), approximately 235 feet southwest of the intersection with Glen Road

Applicant: Mohammad Paryavi and Javad Khalilzadeh Et Al

Engineer: Burgess and Niple, Inc.

Planning Area: Potomac

Staff recommendation: Approval with conditions

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

7. Preliminary Plan No. 120060030 (Formerly 1-06003) Khalilzadeh Property (continued)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Preliminary Plan No. 120020480 (Formerly 1-02048) Gateway Commons APF Extension

R-200/TDR-7 Zone; 45.25 acres; 292 residential dwelling units on 202 lots previously approved; Request to extend the Adequate Public Facilities approval validity period for the approved preliminary plan

Community water and community sewer

Located in the southwest quadrant of the intersection of MD Rte. 355 and Stringtown Road

Applicant: Gateway Commons, LLC

Attorney: Linowes & Blocher

Planning Area: Clarksburg

Staff recommendation: Grant 4 year extension

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

8. **Preliminary Plan No. 120020480 (Formerly 1-02048) Gateway Commons APF Extension**
(continued)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Preliminary Plan Review No. 120060090 (formerly 1-06009)**
Bradley Hills Grove (Resubdivision)

R-200 Zone; 1.24 acres; 2 lots requested; 2 one-family detached dwelling units

Community water and community sewer

Located on the south side of Blaisdell Road, approximately 50 feet southeast of Chalon Drive

Applicant: Hemingway Homes, LLC

Engineer: PG Associates

Planning Area: Bethesda-Chevy Chase

Staff recommendation: Approval with conditions

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

**9. Preliminary Plan Review No. 120060090 (formerly 1-06009) Bradley Hills Grove
(Resubdivision) (continued)**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

**10. Preliminary Plan Review No. 120050990 (formerly 1-05099)
Rock Creek Palisades**

R-60 Zone; 0.52 acres; 1 lot requested; 1 one-family detached residential dwelling

Community water and community sewer

Located on the south side of Wexford Drive, 1,600 feet east of Denfeld Avenue

Applicant: Overton Homes, LLC

Engineer: Maddox Engineers & Surveyors

Planning Area: Kensington-Wheaton

Staff recommendation: Approval with conditions

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

**10. Preliminary Plan Review No. 120050990 (formerly 1-05099) Rock Creek Palisades
(continued)**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Record Plats

Staff Recommendation:

Pursuant to section 50-35A, the following minor subdivision plats are recommended for conditional 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 as will be determined during detailed agency review of the record plats prior to signature.

220060830 National Chatauqua of Glen Echo
East side of Princeton Ave, approximately 200 feet south of Macarthur Blvd.
R-60 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Potomac
Frank Bell, Applicant

220060840 Braemers Forest
South side of Leland Street, approximately 400 feet east of Brookville Road
R-60 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda-Chevy Chase
Kerry Scanlon, Applicant

11. **Record Plats (continued)**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. **2005 Land Preservation, Park and Recreation Plan (LPPRP) Public Hearing**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: