

# Montgomery County Planning Board Action Summary

## Thursday, January 27, 2005

8787 Georgia Avenue, Silver Spring, MD 20910-3760, 301-495-4600, [www.mc-mncppc.org](http://www.mc-mncppc.org)

This is an informal summary only. Final decisions will be available in the Board's approved minutes.

### Staff

B. Gries  
Combine 1  
& 2

B. Gries

J. Gallihue

S. Youla

G. Russ/  
K. Kumm

C. Conlon  
Combine 6  
& 7

M. Ma

M. O'Quinn

### Action/Decision

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 – *Approval*. **Approved**
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 – *Approval*. **Approved**
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 – *Approval with conditions*. **Recommend approval with changes to Board of Appeals**
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 - *Approval*. **Recommend approval to Hearing Examiner**
5. **Proposed Zoning Text Amendment -** Amend the Zoning Ordinance to establish a new Transit-Oriented mixed-use zone – *Transmit to County Council for Introduction*. **Approved transmittal of comments to County Council**
- \*6. **Preliminary Plan Review 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 on the northeast quadrant of the intersection of Democracy Boulevard and Westlake Drive; Potomac – *Approval with conditions*. **Approved with changes**
- \*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 - *Approval with conditions*. **Approved with changes**
- \*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 - *Approval with conditions*. **Approved with changes**

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| D. Kinney | *9. | <b>Preliminary Plan Review No. 1-05009 Warner's Addition;</b> I-1 and C-T Zones; 0.75 acre; one (1) lot requested; 3,700 square- feet commercial office and 17,900 square feet of industrial; located on the south side of Howard Avenue, approximately 150 feet west of Warfield Street; Kensington/Wheaton – <i>Approval with conditions.</i> | <b>Approved</b> |
| C. Conlon | *10 | <b>Preliminary Plan Review No. 1-05014 Ednor Acres; RC Zone;</b> 15.70 acres; three (3) lots requested; three (3) single-family detached dwellings, one existing to be replaced; located on the north side of Ednor Road, approximately 200 feet east of Cedar Creek Drive; Sandy Spring-Ashton – <i>Approval with conditions.</i>              | <b>Approved</b> |

**Adjourned**

**Please Note:** Phrases in italics in the center column are Staff's recommendations only. The Planning Board's decisions and actions are noted in bold in the far right column. The Planning Board advises the Montgomery County Council and the Board of Appeals who make the final decisions on zoning and Special Exception cases.