

Montgomery County Planning Board Action Summary

Thursday, April 20, 2006 Revised

8787 Georgia Avenue, Silver Spring, MD 20910-3760, 301-495-4600, www.mc-mncppc.org

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

Staff

Planning Board Action/Decision

J. Valladares/
M. Dolan

- Item 8 **Review and Comment on Water and Sewer Category change requests:** April 20, 2006 DEP Hearing for AD2006-2 cases – **Staff Recommendation:** *Approval of staff recommendations.* **Approved with change**

REGULATORY ITEMS

Adoption of Opinions

Approved

C. Conlon

- Item *1 **SRW200602, Kensington Heights – Subdivision Waiver:** R-60 zone; 3.19 acres; request to waive the Section 50-35A minor subdivision requirements to permit consolidation of parts of lots created after 1958; located on the south side of University Boulevard (MD 193) approximately 1,300 feet west of Viers Mill Road (MD 586); Kensington-Wheaton – **Staff Recommendation:** *Approval with conditions.* **Approved with change**

R. Weaver

- Item *2 **Preliminary Plan No. 120060270, Burton Woods – Phase I:** RE-2 zone; 106 acres; 5 lots; 5 one-family detached dwelling units; located on the north side of Davis Mill Road approximately 2,000 feet east of Brink Road; Agricultural and Rural Open Space – **Staff Recommendation:** *Approval with conditions.* **Deferred**

R. Kronenberg/
K. O'Connor

- Item *3 **Site Plan Review No. 82006006 (Formerly 8-06006), 5500 Edson Lane/Peace Palace:** CT zone; 0.59 acres; 8,646 gross square feet of commercial; located on Edson Lane approximately 550 feet southwest of the intersection with Rockville Pike; North Bethesda/Garrett Park – **Staff Recommendation:** *Approval with conditions.* **Approved with changes**

R. Kronenberg/
K. O'Connor

- Item *4 **Site Plan Review No. 81998010A (Formerly 8-98010A), Wellness Center:** CT zone; 0.53 acres; amendment to modify the interior uses and connect driveway with 5500 Edson Lane; located on Edson Lane approximately 550 feet southwest of the intersection with Rockville Pike; North

		Bethesda/Garrett Park – <i>Staff Recommendation: Approval with conditions.</i>	
L. Srivinas	Item *5	Site Plan Review No. 820060070 (Formerly 8-06019), Rock Creek Woods: RT-8/R-90 zone; 9.40 acres; 36 one-family dwelling units, including 6 MPDUs (duplexes); northeast quadrant of the intersection with Old Baltimore Road and Ampeg Lane; Aspen Hill – <i>Staff Recommendation: Approval with conditions.</i>	Approved with changes
K. Mitchell	Item *6	Project Plan Review No. 91998005B (Formerly 9-98005B), Downtown Silver Spring: CBD-0.5, 1, 2 and R-2 zones; 22.50 acres; 222 multi-family dwelling units; request by applicant to extend Project Plan review period; located on Cedar Street between Ellsworth Drive and Pershing Drive; Silver Spring CBD – <i>Staff Recommendation: Extension of the review period.</i>	Approved
R. Weaver	Item *7	Record Plats	
		Subdivision Plat No. 220060770 – Deer Park at Fairland: R-90 zone; 12 lots and 1 outlot; located on the southwest corner of Musgrove Road and Marlow Road; Fairland – <i>Staff Recommendation: Approval.</i>	Approved
		Subdivision Plat No. 220060900 – Brookhaven: R-60 zone; 6 lots and 3 parcels; located on the southeast corner of Independence Street and Turkey Branch Park Way; Aspen Hill – <i>Staff Recommendation: Approval.</i>	Approved
		Subdivision Plat No. 220061090 – Woodside: CBD-R1 zone; 1 lot; located in the northeast quadrant of the intersection of 2 nd Avenue and Spring Street; Silver Spring CBD– <i>Staff Recommendation: Approval.</i>	Approved
		Subdivision Plat No. 22006143- to 220061440 – Ponds Addition to Far View Manor: RC zone; 3 lots and 1 outlot; located at the end of Denit Estates Drive, approximately 800 feet from Hawlings Park Court; Olney – <i>Staff Recommendation: Approval.</i>	Approved
		Subdivision Plat No. 220061460 – Battery	Approved

Park, Sec. 3:

R-60 zone; 1 lot; located on the south side of Goodard Road, approximately 400 feet east of Maple Ridge Road; Bethesda-Chevy Chase –

Staff Recommendation: *Approval.*

Subdivision Plat No. 22006048 to 220060510 – Approved

Stoney Springs:

RDT zone; 14 lots and 1 outlot; located on the south side of West Offut Road; Agricultural and Rural Open Space - **Staff Recommendation:**

Approval.

K. Kim

Item 9 **AB 676 – Abandonment of a portion of Willowbrook Drive, Kentsdale Estates, Potomac – Staff Recommendation: Approval.** **Approved**

D. Janousek

Item 10 **Local Map Amendment No. G-843:** Holladay West Lane, LLC, applicant, requests rezoning from the R-60 zone to the TS-R zone; located at 4831 and 4833 West Lane Bethesda, Bethesda – **Staff Recommendation: Denial.** **Recommended denial to County Council**

M. Bradford

Item 11 **ROUNDTABLE DISCUSSION (Public testimony will not be taken at this time.)**

- The Montgomery County Council is scheduled to vote on the receipt and release of Office of Legislative Oversight (OLO) Report 2006-5, *A Base Budget Review of the Montgomery County Park Police*, on Tuesday, April 18, 2006.

Discussion and transmit comments to County Council

M. Bradford/
F. Hamer

Once released, printed copies of the report will be available by contacting OLO at 240-777-7987. Electronic copies will be available at:

<http://www.montgomerycountymd.gov/cs/tmpl.asp?url=/content/council/olo/reports/2005.asp>

Item 12 **M-NCPPC Work Program** **Postponed**
Staff report will be posted on the web by April 17

- Commissioner’s Report
- Director’s Report (Parks Director)

PUBLIC HEARINGS IN CLARKSBURG at Cedar Brook Community Church Meeting Room, 23700 Stringtown Road, Clarksburg

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|---------------------------------------|----------------|--|---|
| <p>R. Krasnow/
J. Carter</p> | <p>Item 13</p> | <p>Clarksburg Town Center Mediation Plan: Hearing on the mediation plan for the purpose of receiving public comment prior to final review of a Plan of Compliance for the Clarksburg Town Center. No Planning Board action will occur at this time.</p> | <p>Presentation of proposed mediation plan by developer and CTCAC. Questions from public and answers by developer and CTCAC.</p> |
| <p>7:30 P.M.
J. Daniel</p> | <p>Item 14</p> | <p>Damascus Master Plan Land Reservation for a Damascus Bypass: Public Hearing/Action to reserve land for a potential two-lane bypass around the west side of Damascus, and to work with the State Highway Administration to conduct a study during the next two years to identify and evaluate transportation options to increase capacity in the MD 124/MD 27/MD 75 corridors between I-70 and I-270 – <i>Staff Recommendation: Support Master Plan as Recommended by the Planning Board.</i></p> | <p>Received testimony from 17 speakers and groups. Planning Board voted to recommend NO Damascus bypass to County Council.</p> |

Adjourned

*Maryland law and the Planning Board’s Rules of Procedure regarding ex parte (outside the record) communications require all discussion, review, and consideration of this matter take place only during the Board’s public hearing. Telephone calls and meetings with Board members in advance of the hearing are not permitted. Written communications will be directed to appropriate staff members for response.

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.