

Montgomery County Planning Board Action Summary
REVISED

Thursday, March 30, 2006

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.

9:00 A.M.

GENERAL MEETING (*Brookside Gardens Visitors Center, The Adult Education Room, 1800 Glenallan Avenue, Wheaton*)

Planning Board
Members

A. General Discussion of Programmatic and Operational Priorities - **Staff Recommendation: Discussion.**

No public testimony will be taken at this time.

1:30 P.M.

PLANNING BOARD MEETING (*MRO Auditorium, 8787 Georgia Avenue, Silver Spring*)

Roll Call

Approval of Minutes

Commissioners' Report

Director's Reports (Park Director)

Reconsideration Requests

Adoption of Opinions

2:00 P.M.

C. Murray/
N. Sturgeon

Item 1 **City of Gaithersburg Annexation Petition X-182** – Crown Property, approximately 182.8 acres, located at the southwest side of Fields Road, bounded by Sam Eig Highway to the northwest and Omega Drive to the southeast; Reclassification from the County's R-60/TDR, R-200 and R-200/TDR (Single-Family Residential) to the City's MXD (Mixed Use Development) Zone - **Staff Recommendation: Transmittal of comments to County Council.**

Board decision: Approved to transmit comments with changes to County Council.

2:30 P.M.

G. Russ

Item 2 **Zoning Text Amendment No. 06-07** Introduced by Councilmember Knapp; amend the Zoning Ordinance to allow a farm building supply and construction use in the C-1 zone, under certain circumstances – **Staff Recommendation: Transmit comments to the County Council.**

Board decision: Approved to transmit comments to County Council.

S. James

Item 3 **AB 675: Abandonment of a ten-foot-wide unimproved pathway within Block 8, Hendry Estates Subdivision, Bethesda** – **Staff Recommendation: Denial.**

Board decision: Recommend denial to DPWT.

- R. Weaver
Combine Items 4 & 5
- Item *4 **Preliminary Plan No. 120041010 (formerly 1-04101) Montgomery Auto Sales Park:** C-3 zone; 4.98 acres; 1 lot requested; 57,749 gross square feet of auto sales and service use; located on the south side of Briggs Chaney Road approximately 800 feet southeast of the intersection with Automobile Boulevard; Fairland – **Staff Recommendation:** *Approval with conditions.*
Board decision: Approved
- K. Mitchell
- Item *5 **Site Plan Review No. 820060010, Montgomery Auto Sales Park:** C-3 zone; 4.98 acres; 1 lot requested; 57,749 gross square feet of auto sales and service use; located on the south side of Briggs Chaney Road approximately 800 feet southeast of the intersection with Automobile Boulevard; Fairland – **Staff Recommendation:** *Approval with conditions.*
Board decision: Approved
- R. Weaver
Combine Items 6 & 7
- Item *6 **Preliminary Plan No. 120041060 (formerly 1-04106) Montgomery Auto Sales Park:** C-3 zone; 14.77 acres; 1 lot existing; 42,189 additional gross square feet of auto sales and service use for a total of 175,891 gross square feet; located on the south side of Automobile Boulevard approximately 1,000 feet south of Briggs Chaney Road; Fairland – **Staff Recommendation:** *Approval with conditions.*
Board decision: Approved
- K. Mitchell
- Item *7 **Site Plan Review No. 820060020, Montgomery Auto Sales Park:** C-3 zone; 14.77 acres; 1 lot existing; 42,189 additional gross square feet of auto sales and service use for a total of 175,891 gross square feet; located on the south side of Automobile Boulevard approximately 1,000 feet south of Briggs Chaney Road; Fairland – **Staff Recommendation:** *Approval with conditions.*
Board decision: Approved
- R. Weaver
- Item *11 **Preliminary Plan No. 120060100 (formerly 1-06010) Rock Creek Woods:** RT-8, R-90 and R200 zones; 9.40 acres; 30 lots requested; 30 residential townhouses, including 4 MPDUs; located on the northwest side of Baltimore Road approximately 1,300 feet north of Twinbrook Parkway; Aspen Hill – **Staff Recommendation:** *Approval with conditions.*
Board decision: Approved
- 4:30 P.M.**
D. Johnsen
- Item *8 **Project Plan Review No. 92004006A (formerly 9-04006A), Midtown Silver Spring:** CBD-2 zone, 1.79 acres, 325 multi-family dwelling units, including 40 moderately priced dwelling units (MPDUs); northeast quadrant of the intersection of Ripley Street and Dixon Street; Silver Spring CBD – **Staff Recommendation:** *Approval with conditions*
Board decision: Approved with changes.
- M. Clemens
Combine Items 9 & 10
- Item *9 **Project Plan Review No. 920060050 (formerly 9-06005), Rugby Condominium:** CBD-1 zone, 0.47 acres; 71 multi-family dwelling units, including 11 MPDUs; north wide of Rugby Avenue near intersection Rugby and Auburn Avenues; Bethesda CBD – **Staff Recommendation:** *Approval with*

conditions.

Board decision: Deferred

D. Kinney Item *10 **Preliminary Plan No. 120060290 (formerly 1-06029) The Rugby Condominium:** CBD-1 zone; 0.47 acres; 1 lot requested; 71 multi-family dwelling units with 11 MPDU's; located in the north side of Rugby Avenue, approximately 800 feet west of the intersection with Wisconsin Avenue (MD 355); Bethesda/Chevy Chase CBD Sector Plan – **Staff Recommendation: Approval with conditions.**

Board decision: Deferred

R. Weaver Item *12 **Record Plats**

Subdivision Plat No. 220061120 – Fremont Acres:

RDT zone; 1 lot; located on the northwest side of Clarksburg Road, approximately 1200 feet south of Woodview Drive; Damascus – **Staff Recommendation: Approval.**

Board decision: Approved

Subdivision Plat No. 220061580 – Garrett Park:

R-90 zone; 1 lot; located on the east side of Montrose Ave, 150 feet north of Oxford Street; North-Bethesda – **Staff Recommendation: Approval.**

Board decision: Approved

6:00 P.M.

DINNER

7:00 P.M.

PLANNING BOARD MEETING CONTINUES (*MRO Auditorium, 8787 Georgia Avenue, Silver Spring*)

R. Krasnow Item *13 **Threshold Hearing: Failure to Comply (Recreational Amenities)** with respect to Site Plan No. 82002036A **Greenway Village at Clarkburg, Phases 1 & 2:** PD-4 zone; located in the vicinity of the intersection of Skylark and Newcut Roads; Clarkburg – **Staff Recommendation: No Violation.**

Board decision: Deferred

R. Krasnow Item *14 **Plan of Compliance Hearing** (in the event that violations are found for the item above) with respect to **Greenway Village Phases 1 & 2, Site Plan No. 82002036A:** PD-4 zone; located in the vicinity of the intersection of Skylark and Newcut Roads; Clarkburg – **Staff Recommendation: Approval with conditions.**

Board decision: Deferred

F. Boyd/R. Krasnow Item *15 **Plan of Correction** with respect to **Site Plan No. 82002036 and Site Plan #820040220 Greenway Village at Clarksburg:** to set development standards for building height and setbacks for all phases; PD-4 zone; located in the vicinity of the intersection of Skylark and Newcut Roads; Clarkburg – **Staff Recommendation: Adopt Standards.**

Board decision: Deferred

F. Boyd/R. Krasnow Item *16 **Site Plan Review No. 82002036B (formerly 8-02036B) Greenway Village At Clarksburg, Phases 1 & 2:** PD-4 zone; incorporate newly established development standards for building height and setback; modify street design to respond to Fire and Rescue requirements; revise conditions of approval for construction of the pool complex; relocate a mailbox cluster; shift the placement and width of a bike path; modify grading for stormwater management outfall; add a retaining wall to a single lot; revise conditions of approval for the bike path along Skylark Road; revise the types of playground equipment provided at a single multi-age play area; located in the vicinity of the intersection of Skylark and Newcut Roads; Clarkburg – ***Staff Recommendation: Approval.***

No action taken.

F. Boyd/R. Krasnow Item *17 **Site Plan Review No. 82004022A (formerly 8-04022A) Greenway Village At Clarksburg, Phases 3, 4 & 5:** PD-4 zone; incorporate newly established development standards for building height and setbacks; modify street designs to respond to Fire and Rescue Service requirements; revise the design of Park 19 to reflect changes requested by Parks staff; revise street grades; intersection designs and street operations to reflect modifications requested by Department of Public Works and Transportation (DPWT); revise the design of storm drains; stormwater management facilities and streets to reflect modifications requested by Department of Permitting Services (DPS); located in the vicinity of the intersection of Skylark and Newcut Roads; Clarkburg – ***Staff Recommendation: Approval.***

No action taken

ADJOURN