

Agenda for Montgomery County Planning Board Meeting
Thursday, July 21, 2005, 9:30 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

<p>Roll Call Approval of Minutes: January 27, 2005, April 21, 2005, April 28, 2005, May 5, 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. Revitalizing Centers, Reshaping Boulevards, Creating Great Public Spaces: Program Status and Direction
- C. RDT Zone Guidelines - *Discussion*
- D. Laytonia Park Development – *Next Steps*
- E. Enterprise Division Partnership
- F. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (proposal for a business to relocate, expand or remain in the state) (Subject: Funding Summary For SilverPlace Development)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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1. **Mandatory Referral No. 05105-MCPS-1: Broad Acres Elementary School** – 710 Beacon Road, Silver Spring, R-60 Zone, East Silver Spring Master Plan

Staff Recommendation: Approval to transmit comments to MCPS

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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2. **Administrative Delegation Group AD2005-03:** Water and sewer category change WSCCR 05A-PAX-01, Burtonsville Shopping Center expansion

Staff Recommendation: - Approve W-3, S-3 for area zoned C-2; W-6, S-6 for area zoned RC. (DEP hearing July 27)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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3. **Staff Draft Growth Policy, Worksession No. 2:** Procedures for testing the adequacy of public safety facilities, review of a request to expand the boundaries of the White Flint Policy Area, and review of arterial highway performance measures

Staff Recommendation: Transmit to the County Council

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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4. **Recommendations for the Montgomery County FY07-FY12 CIP**

Staff Recommendation: Transmit comments to the County Executive

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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5. **Site Plan Review No. 8-05007A, Fairland View**, R-60 zone; 12.08 acres; 39 single-family dwelling units, including 5 MPDUs; northeast quadrant of the intersection of Columbia Pike (US 29) and Fairland Road; Fairland

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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6. **Site Plan Review No. 8-05034, Bethesda Center North (Lot E)**, TS-M zone; 3.83 acres; 312 dwelling units, 61,246 gross square feet of retail; north east quadrant of the intersection of Rockville Pike (MD 355) and Marinelli Road; North Bethesda/Garrett Park

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Preliminary Plan No. 1-02063B Fraley Property (Amendment)**

R-90 Zone; 6.22 acres; 21 additional lots requested; 21 one-family townhome units

Community water and community sewer

Located on the north side of Muncaster Mill Road (MD 115) opposite Millcrest Drive

Applicant: The Bozzuto Group

Engineer: Apex

Planning Area: Upper Rock Creek

Staff recommendation: Approval with conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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- 8. **Final Water Quality Plan and Site Plan Review No. 8-03030A, Fraley Property, RT-12.5 Zone;** 6.22 total acres; 21 additional townhouses for a total of 53 townhouse units, 7 MPDUs; north side of Muncaster Mill Road (MD 115), approximately 400 feet west of Redland Road; Upper Rock Creek Park

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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- 9. **Preliminary Plan No. 1-05055 Snyder Tract**

RDT Zone; 9.47 acres; 1 lot requested; 1 one-family detached dwelling unit

Private well and private septic

Located on the south side of Bethesda Church Road, approximately 1200 feet east of the intersection with Barnes Road.

Applicant: Olympus Real Estate Group

Engineer: P. G. Associates

Planning Area: Agricultural and Rural Open Space

Staff recommendation: Approval with conditions

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

9. Preliminary Plan No. 1-05055 Snyder Tract (continued)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Record Plats

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

2-06005 Stoneybrook Estates
Northwest quadrant of Randolph Road and Veirs Mill Road
C-1 and R-60 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Kensington-Wheaton
CBS Assoc Ltd. Partnership, Applicant

2-06006 West Chevy Chase Heights
North side of the West Virginia Avenue, approximately 100 feet east of
Wisconsin Avenue
CBD-1 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda-Chevy Chase
Bloom Investments, L.L.C., Applicant

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.

10. Record Plats (continued)

2-06004 Glenallan
Between Wallace Avenue and Starling Drive, approximately 300 feet
south of Glenallan Avenue
R-90 Zone, 2 Lots
Community Water, Community Sewer
Planning Area: Kensington-Wheaton
David Fraser-Hidalgo, Applicant

2-06005 Seven Oaks, Section 1
East of Ellsworth Drive, approximately 200 feet north of Toll House Drive
R-60 zone, 1 Lot
Community Water, Community Sewer
Planning Area: Silver Spring
Evelyn Asreal, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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11. **Project Plan Review No. 9-9400A, Clarksburg Town Center, RMX-2/RDT Zones; 267.5 acres; 150,000 gross square feet retail, 100,000 gross square feet office and 1,300 dwelling units; northwest quadrant of the intersection of Stringtown Road and Snowden Farm Parkway; Clarksburg**

Staff Recommendation: Extension of review period

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: