

**Agenda for Montgomery County Planning Board Meeting**  
**Thursday, September 29, 2005, 9:30 A.M.**

8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Board Action

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Roll Call Approval of Minutes: Thursday, July 14, 2005 Thursday, July 21, 2005 Commissioners' Reports Directors' Reports Reconsideration Requests Adoption of Opinions	
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**GENERAL MEETING** (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

- A. Administrative Items
- B. Biannual Report Review
- C. *Closed Session Closed Session pursuant to Maryland State Government Article § 10-508(a)(7) (consult with counsel to obtain legal advice) Subject: Development Review Staff - Site Plan Inspectors*
- D. *Closed Session pursuant to Maryland State Government Article § 10-508(a)(7) (consult with counsel to obtain legal advice) Subjects: Maryland's Public Information Act and Maryland's Open Meetings Act.*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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1. **Park Trails Workprogram Priorities - FY07-09**

**Staff Recommendation:** Approval

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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2. **Second Lease Amendment to Ground Lease Agreement by and between The Maryland-National Capital Park and Planning Commission ("Landlord") and the Germantown Recreational Park Racquet and Fitness Center, L.L.C. ("Tenant"). South Germantown Recreational Park**

Revisions to floor plan and rental structure

**Staff Recommendation:** Authorize transmittal to County Council

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**3. Clarksburg Overview**

Staff will brief the Planning Board with respect to the status of all projects that have received approval in Clarksburg focusing on the location of each project, number of dwelling units approved, office and retail space approved, status of construction to date, and infrastructure requirements associated with each project.

(No public testimony will be taken, although person from the audience may be asked to respond to questions.)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**4. Veirs Mill Road Bus Rapid Transit Planning Study: Final Report. Potential bus service improvements on Veirs Mill Road between Wheaton and Rockville**

**Staff Recommendation:** Transmit comments to the Department of Public Works and Transportation

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**5. Forest Conservation Plan Amendment Review No. 1-98050 – North Glen Hills**

RE-1 Zone; 2.54 acres; revisions proposed on one lot only (Lot 21, Block 7; 12925 Circle Drive) in a two-lot Forest Conservation Plan; located on the north side of Circle Drive, east of Glen Mill Road; Potomac

**Staff Recommendation:** Approval with conditions

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**6. Forest Conservation Plan for Mandatory Referral No. 05104-DPW&T-1: Takoma Park Fire Station No. 2, Permanent and Interim Stations**

Intersection of Carroll Avenue and Philadelphia Avenue (MD 410), C-1 and C-2 both within the Takoma Park/East Silver Spring commercial revitalization overlay zone (CROZ), R-60 - Takoma Park Master Plan

**Staff Recommendation:** Approval

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**7. Mandatory Referral No. 05104-DPW&T-1: Takoma Park Fire Station No. 2, Permanent and Interim Stations**

Intersection of Carroll Avenue and Philadelphia Avenue (MD 410), C-1 and C-2 both within the Takoma Park/East Silver Spring commercial revitalization overlay zone (CROZ), R-60 and R-20. Takoma Park Master Plan

**Staff Recommendation:** Approval to transmit comments

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**8. Preliminary Plan No. 120050480 (Formerly 1-05048) Gateway Commons – Extension Request**

R-200/TDR-7 zone; 45.25 acres; 202 lots previously approved; Request to extend the validity period of the approved preliminary plan

Public water and public sewer

Located in the southwest quadrant of the intersection of Maryland Route 355 and Stringtown Road

Applicant: Gateway Commons, LLC

Attorney: Linowes and Blocher LLP

Planning Area: Clarksburg

Staff recommendation: Grant 6-month extension

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

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8. **Preliminary Plan No. 120050480 (Formerly 1-05048) Gateway Commons – Extension Request (continued)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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9. **Preliminary Plan No. 12002020A (Formerly 1-020020) Chevy Chase Lake East**

C-1, C-2, R-30, I-1 zones; 8.08 acres; 25,648 square feet of additional office space (for a total of 74,356 square feet of office use and 174,016 square feet of commercial use), and request for new preliminary plan and APFO validity periods

Public water and public sewer

Located in the southeast quadrant of the intersection of Connecticut Avenue and Manor Road

Applicant: Chevy Chase Land Company

Engineer: VIKA

Attorney: Linowes and Blocher

Planning Area: Bethesda Chevy Chase

**Staff recommendation:** Approval with conditions

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

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9. **Preliminary Plan No. 12002020A (Formerly 1-020020) Chevy Chase Lake East**  
(continued)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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10. **Preliminary Plan Review No. 120060070 (Formerly 1-060007) Sun Kissed Farm, Lot 2**

RDT zone; 24.99 acres; 1 lot and 1 outlot; 1 one-family detached dwelling unit(existing)

Private well and private septic

Located on Bethesda Church Road approximately 650 feet northwest of Purdum Road

Applicant: Danny Pascal

Engineer: Benning and Associates

Planning Area: Damascus

**Staff recommendation:** Approval with conditions

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

**10. Preliminary Plan Review No. 120060070 (Formerly 1-060007) Sun Kissed Farm, Lot 2 (continued)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**11. Preliminary Plan Review No. 120050900 (Formerly 1-05090) Ruppert Nurseries Fall Creek Farm East**

RDT Zone; 1 lot; 16.61 acres (162.51 acres to remain in agricultural use); 23,700 square feet of commercial nursery use

Private well and private septic

Located on Laytonsville Road (MD 108), 1800 feet south of Hawkins Creamery Road

Applicant: Fall Creek Farm East LLC

Engineer: Benning and Associates

Attorney: Linowes and Blocher

Planning Area: Olney

**Staff recommendation:** Approval with conditions

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



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11. **Preliminary Plan Review No. 120050900 (Formerly 1-05090) Ruppert Nurseries Fall Creek Farm East (continued)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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12. **Preliminary Plan Review No. 120051100 (Formerly 1-05110) Pilkerton Property**

RC zone; 48.72 acres; 9 lots and 3 outlots; 9 one-family detached residential dwelling units

Private well and private septic

On the north side of River Road (MD 190), approximately 1,000 feet east of its intersection with Manor Stone Drive

Applicant: Anthony Castro

Engineer: Loiederman Soltesz Associates, Inc

Planning Area: Potomac

**Staff recommendation:** Approval with conditions

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

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12. **Preliminary Plan Review No. 120051100 (Formerly 1-05110) Pilkerton Property**  
(continued)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**