



MONTGOMERY COUNTY PLANNING BOARD AGENDA

REVISED – 2nd

Thursday, May 11, 2006, 11:30 A.M.

8787 Georgia Avenue, Silver Spring, MD 20910-3760

301-495-4600, www.mc-mncppc.org

Important! For a variety of reasons, the **following agenda may change**, items may be postponed or added, and items may be heard later than the time indicated. The items are listed in the order to be heard. For the latest updated Planning Board agenda, please call 301-495-4600 or check the website, www.mcparkandplanning.org. The Planning Board encourages public testimony on individual agenda items unless noted otherwise and welcomes the participation of individuals with disabilities. *Italics* indicate staff's recommendation for Board action. Generally, government officials have seven minutes to testify, organizations have five minutes and individuals have three minutes. The Chairman may extend these time limits if necessary to assist the Board's deliberations. For information on meetings in progress, please call the recorded hotline at 301-495-1333.

11:30 A.M. CLOSED SESSION AND LUNCH (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

B. Mooney/
P. Barney

Item 1 *Subject: Business Plan and Financial Terms of Lease between Maryland Soccer Foundation and M-NCPPC - Closed Session pursuant to Maryland State Government Code Annotated Section (10-508)(a)(14) – to discuss the business plan and financial terms of the proposals for a revised lease between the Maryland Soccer Foundation and the Commission for the operation of the soccer complex at South Germantown Regional Park.*

12:30 P.M. PLANNING BOARD MEETING (*MRO Auditorium, 8787 Georgia Avenue, Silver Spring*)

12:30 P.M. ENFORCEMENT ITEM

R. Krasnow

Item 18 **Continuation of Initial Hearing: Alleged Violations with respect to Site Plan No. 82003002 and 82003002A (formerly 8-03002 and 8-003002A), Clarksburg Village**, located in the southwest quadrant of the intersection of Stringtown Road and Piedmont Road; Clarksburg. Staff will present options concerning disposition of pending building permits.
No public testimony will be taken at this time.

1:00 P.M. REGULATORY ITEMS

Adoption of Opinions

- K. Woodworth Item 2 **Consent Item:** Continuation of Reservation of Land for Public Use for the ICC right-of-way: 6.124 acres east of Notley Road, 2.42599 acres north of Colesville Manor Drive, 9.26678 acres northwest of Shady Grove Road, and 4.38 acres west of Sycamore Lane; for the M-83 right-of-way: 5.2827 acres on Garrett Road – **Staff Recommendation:** *Approval.*
- R. Krasnow Item 3 **Consent Item:** Application of Hampden Lane Associates, LLC; LMA G842/DPA 06-2 – **Staff Recommendation:** *Approval - Agree to revise recommendation to the Hearing Examiner to reflect Alternative Review Committee recommendation of approval of additional height and density for MPDUs for a May 22, 2006 hearing.*
- D. Kinney Item *4 **Preliminary Plan No. 120060460, Bank of America – Woodmoor:** C-4 zone; 0.516 acres; Adequate Public Facilities review for a 3,000 square foot bank on an existing lot; located on the northwest quadrant of the intersection of Lexington Drive and University Boulevard (MD 193); Four Corners – **Staff Recommendation:** *Approval with conditions.*
- 2:00 P.M.** Item *5 **Preliminary Plan Amendment No. 11997044B, New Covenant Fellowship Church:** RE-1 zone; 33.94 acres; 1 lot existing; 1 house of worship existing, 89 senior apartments requested; located on the east side of Waring Station Road, approximately 350 feet north of Summer Oak Drive; Germantown – **Staff Recommendation:** *Approval with conditions.*
- C. Conlon Item *6 **Record Plats**

Subdivision Plat No. 2200601490 – Clubbs Farm:
 RC zone; 3 lots; located on the northwest quadrant of Darnestown-Germantown Road (MD 118) and Darnestown Road (MD 28); Potomac – **Staff Recommendation:** *Approval.*

Subdivision Plat No. 2200601760 – English Village-Bradley Hills:
 R-90 zone; 1 lot; located on the east side of Aberdeen Road, approximately 200 feet south of York Lane; Bethesda-Chevy Chase – **Staff Recommendation:** *Approval.*

Subdivision Plat No. 2200601770 – Ridgewood Village:
 R-60 zone; 1 lot; located on the south side of Greenvale Street, approximately 200 feet east of Western Avenue; Bethesda-Chevy Chase – **Staff Recommendation:** *Approval.*

Subdivision Plat No. 2200601820 – Kenilworth:
 R-90 zone; 1 lot; located on the west side of Kensington Parkway, approximately 200 feet south of Inverness Drive; Bethesda-Chevy Chase – **Staff Recommendation:** *Approval.*

- L. Srivinas Item *7 **Site Plan Review No. 820060160 (Formerly 8-06016), Danshes Property:** RNC zone; 92.0 acres; 34 one-family detached homes, including 6 MPDUs; located on the northeast intersection with Brooke Road and MD 108; Ashton-Sandy Spring – **Staff Recommendation:** *Approval with conditions. (Chairman Berlage has recused himself.)*

Postponed

2:30 P.M.
M. Pfefferle

Item *8 **Amendment to Final Forest Conservation Plan 1-04105 Roberts Landing:** R-200 zone; remove 1.44 acres of existing forest mitigated by 1.75 acres of forest planting on-site; located on the north side of Turkey Foot Road approximately 125 feet west of Jones Lane; Potomac Subregion – **Staff Recommendation:** *Approval with conditions.*

J. Penn/S. Federline

Item *9 **Amendment to Final Forest Conservation Plan #8-05016, Towns of Dogwood Site Plan:** RT-8 zone; located on Dogwood Lane north of Briggs Chaney Road. Removal of additional 1.35 acres (0.03 acres on-site, and 1.32 acres off-site in existing Forest Conservation easement); off-site portion to be replanted in place, and the remaining forest conservation requirement to be met off-site – **Staff Recommendation:** *Approval with conditions.*

J. Penn/S. Federline

Item *10 **Amendment to Approved Final Forest Conservation Plan #8-99048, Cross Creek Club:** RT-8 zone; located north of Briggs Chaney Road at Prince Georges County line; removal and replacement of 1.32 acres of forest in existing Forest Conservation easement; (REF: Companion Forest conservation plan amendment for Towns of Dogwood) – **Staff Recommendation:** *Approval with conditions.*

3:00 P.M.
T. El-Baba

Item 11 Reconsideration Requests
1. Cabin John Park

3:00 P.M. OTHER BUSINESS

Technical Writer

Approval of Minutes

B. Mooney/
P. Barney

Item 12 **Maryland Soccer Foundation Lease at South Germantown Regional Park:** Planning Board review of proposed changes to the lease between M-NCPPC and the Maryland Soccer Foundation. Lease changes pertain to operations of the SoccerPlex at South Germantown Recreational Park and generally impact the hours of operation, the number of games, and the development of phase two and three of the soccer complex. **Staff recommendation:** *Approval of lease and transmit to County Council.*

4:30 P.M.
S. James

Item 13 **AB 677: Abandonment of a portion of unimproved Fraser Drive within the Montgomery Hills Forest Subdivision in Silver Spring – Staff Recommendation:** *Approval.*

G. Russ

Item 14 **Zoning Text Amendment No. 06-09** Introduced by Councilmember Silverman; amend the Zoning Ordinance to provide a process for reclassification of a split-zoned property to a single zone classification; and to generally amend provisions related to a corrective map amendment – **Staff Recommendation:** *Transmit comments to County Council.*

Postponed

5:45 p.m. Wellington Leaves

J. Gallihue Item 15 **Local Map Amendment No. G-841:** Shady Grove Investors I, LLC and Shady Grove Investors II, LLC, applicants, request rezoning of approximately 6.9 acres of land from the C-2 **Postponed**-44 zone for 371 units; located at the northeast quadrant of the intersection of Omega Drive and Research Boulevard, Gaithersburg – *Staff Recommendation: Approval.*

4:30 P.M. Item 19 **Zoning Text Amendment No. 06-10** Introduced by Councilmembers Praisner and Silverman; amend the Zoning Ordinance to revise the definition of “Building, accessory”; to limit the size of an accessory building in relation to the size of the main building; to require accessory buildings of a certain size to be approved by the Board of Appeals; to establish standards for Board of Appeals review of an accessory building; and to generally amend the definition and standards for an accessory building – *Staff Recommendation: Transmit comments to County Council.*
 G. Russ
(This was on the MCPB Agenda for 5/4/06 as Item #13)

5:00 P.M. **Updated** **DINNER AND DIRECTOR’S REPORT** (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*) **(This session will not be webcast.)**
(Public testimony will not be taken at this time.)

7:00 P.M. Item 16 **Public Hearing:** Draft Memorandum of Understanding (MOU) between M-NCPPC and Town of Kensington on Brainard Warner Property/Circle Manor Property (under contract for purchase by M-NCPPC through the Legacy Open Space Program) including staff recommended planning and design principles – *Staff Recommendation: Discussion, no vote will be taken.*
 G. Wright/
 L. Coleman

F. Hamer/D. Daniel Item 17 **Public Hearing: Rules of Procedure, Memorandum of Understanding with the Department of Permits, Revisions to Public Hearing Process.** **Postponed**

ADJOURN

*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.

Notices and Reminders

- 8 - 7:00 pm., Silver Spring Citizens Advisory Board, Long Branch Community Center, 8700 Piney Branch Road, Silver Spring
- 9 - 10:00 a.m., Retirement Board of Trustees, MRO Conference Room, 8787 Georgia Avenue, Silver Spring
- 9 - 4:30 p.m., Wheaton Urban District Advisory Committee, Mid-County Services Center, 2424 Reddie Drive, 1st Floor Conference Room, Wheaton
- 9 - 7:00 p.m., East County Recreation Advisory Board, Fairland Community Center, 14906 Old Columbia Pike, Burtonsville
- 10 - 7:00 p.m., Silver Spring Recreation Advisory Board, Parkside Headquarters, 9500 Brunett Avenue, Silver Spring
- 10 - 7:30 p.m., Historic Preservation Commission, MRO Auditorium, 8787 Georgia Avenue, Silver Spring

Notices and Reminders - Continued

- May**
- 11 - 1:00 p.m., Montgomery County Planning Board, MRO - Auditorium, 8787 Georgia Avenue, Silver Spring
 - 11 - 7:00 p.m., Montgomery County Planning Board, MRO Auditorium continues, 8787 Georgia Avenue, Silver Spring
 - 11 - 7:00 p.m., Mid-County Recreation Advisory Board, Recreation Administrative Offices, Room 300, 4010 Randolph Road, Silver Spring
 - 11 - 7:30 p.m., Western Area Recreation Advisory board, Potomac Community Center, 11315 Falls Road, Potomac
 - 13 - 10:00 a.m., Health Freedom Walk, Woodlawn Manor Park, Sandy Spring
 - 15 - 7:00 p.m., Western Montgomery County Citizen Advisory Board, TBA
 - 17 - 9:30 a.m., Full Commission Meeting, MRO, 8787 Georgia Avenue, Silver Spring
 - 17 - 6:00 p.m., Community Roundtable: Centers, Boulevards, Public Spaces, Montgomery Campus, John Hopkins University, 9601 Medical Center Drive, Rockville
 - 17 - 7:00 p.m., Upcounty Region Recreation Advisory Board, Upcounty Region Recreation Office, Suite 1600, 12900 Middlebook Road, Germantown
 - 18 - 9:00 a.m., Montgomery County Planning Board, General Meeting, MRO – Auditorium, 8787 Georgia Avenue, Silver Spring
 - 18 - 1:00 p.m., Montgomery County Planning Board, MRO Auditorium continues, 8787 Georgia Avenue, Silver Spring
 - 18 - 7:00 p.m., Montgomery County Planning Board, MRO Auditorium continues, 8787 Georgia Avenue, Silver Spring
 - 18 - 3:30 p.m., Silver Spring Urban District Advisory Board, Discovery Communication, 1 Discovery Place, Silver Spring
 - 20 - 11:00a.m. - 3:00 p.m., Going Green at Home Fair, Wheaton Regional Park, Shorefield Road, Wheaton
 - 22 - 7:15 p.m., Upcounty Citizens Advisory Board, Upcounty Regional Services Center, Room A, 12900 Middlebrook Road, Germantown
 - 23 - 5:00 p.m., Merit System Board, ERS/Merit Board Conference Room, 6611 Kenilworth Avenue, Riverdale
 - 24 - 7:30 p.m., Historic Preservation Commission, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
 - 25 - 9:30 a.m., Montgomery County Planning Board Meeting, Brookside Gardens, Visitors Center, 1800 Glenallan Avenue, Wheaton
 - 29 - **OFFICE CLOSED Memorial Day**

PLANNING BOARD AGENDAS MAY BE REVISED!

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