



MONTGOMERY COUNTY PLANNING BOARD AGENDA

REVISED

Thursday, July 20, 2006, 9:00 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 a recorded message on the meeting in progress to help time your arrival, please call 301-495-1333.** 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.

9:00 A.M. PLANNING BOARD MEETING (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

Item 1 **Closed Session: To Discuss Personnel Matters** – *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (1). Topic: update on recruitment process for planning director.*

9:45 A.M. PLANNING BOARD MEETING CONTINUES (*MRO Auditorium, 8787 Georgia Avenue, Silver Spring*)

9:45 A.M. ENFORCEMENT ITEMS

R. Krasnow Item *2 **Amend Corrective Order to Release Additional Building Permits Pending a Compliance Program, Clarksburg Village: Site Plan No. 820030020 (formerly 8-03002) and No. 82003002A (formerly 8-03002A), Clarksburg Village, Phase I:** R-200 and R-200/TDR zones; 997 dwelling units, including 108 MPDUs; southwestern quadrant of the intersection of Stringtown Road and Piedmont Road; Clarksburg - ***Staff Recommendation: TBD***

Time Change

10:15 A.M. REGULATORY ITEMS

R. Kronenberg Item *3 **Preliminary Plan Amendment No. 12006018A, Cameron House** CBD-2 zone; 1.77 acres; 1 lot previously approved; request to increase the number of dwellings from 312 to 325 multi-family dwelling units; located on the west side of Cameron Street, approximately 100 feet south of the intersection with Spring Street; Silver Spring CBD Sector Plan – ***Staff recommendation - Approval with conditions.***

Item *4 **Project Plan Amendment No. 92006003A (formerly 9-06003A), Cameron House:** CBD-1 zone; 1.78 acres; 356 multi-family dwelling units, including 41 MPDUs; located 100 south of the southwest quadrant of the intersection with Spring Street and Cameron Street; Silver Spring CBD – *Staff Recommendation: Approval with conditions.*

Item *5 **Site Plan Review No. 820060370 (formerly 8-06037), Cameron House:** CBD-1 zone; 1.78 acres; 356 multi-family dwelling units, including 41 MPDUs; located 100 south of the southwest quadrant of the intersection with Spring Street and Cameron Street; Silver Spring CBD – *Staff Recommendation: Approval with conditions.*

10:45 A.M. Item *6 **Site Plan Review No. 82003023A (formerly 8-03023A), Gateway Commons:** R-200/TDR-7 zones; 45.25 acres; amend the approved site plan to adjust footprint and grades, delete and revise retaining wall, modify curbs, emergency access, reduce units from 292 to 286; southwest quadrant of the intersection of Frederick Road (MD 355) and Stringtown Road; Clarksburg - *Staff Recommendation: Approval with conditions.*

11:00 A.M. Item *7 **Site Plan Review No. 8-20060190 (Formerly 8-06019), Olney Estates:** RNC zone; 107.35 acres; 36 one-family dwelling units, 6 MPDUs duplexes; northeast quadrant of the intersection of Old Baltimore Road and Ampeg Lane, Olney - *Staff Recommendation: Approval with conditions*

L. Srinivas

12:00 P.M. Item 17 **LUNCH AND CLOSED SESSION:** Pursuant to Maryland State Government Code Annotated Section 10-508 (a) (8), to consult with legal staff about pending litigation – Washington Grove.

Added

1:00 P.M. **PLANNING BOARD MEETING CONTINUES (MRO Auditorium, 8787 Georgia Avenue, Silver Spring)**

M. Clemens Item *8 **Project Plan Review No. 920060050, The Rugby:** (DEFERRED from March 30, Item 10); CBD-1 zone; 0.47 acres; 71 multi-family dwelling units, including 11 MPDUs; north quadrant of the intersection of Auburn Avenue and Rugby Avenue; Bethesda CBD - *Staff Recommendation: Denial.*

C. Conlon Item *9 **Record Plats and adoption of Resolutions/Opinions**

Subdivision Plat No. 220060460 High Point

R-60 zone; 1 lot; located on Massachusetts Avenue, in the southeast quadrant of Massachusetts and Sangmore Avenues; Bethesda Chevy Chase - *Staff Recommendation: Approval*

Subdivision Plat No. 220061290 Fairland View

R-60 zone; 25 townhouse lots; located in the southeast quadrant of the intersection of Fairland Road and US 29; Fairland - *Staff Recommendation: Approval*

Record Plats Continued

Subdivision Plat No. 220061300 Fairland View

R-60 zone; 14 townhouse lots; located in the southeast quadrant of the intersection of Fairland Road and US 29; Fairland - *Staff Recommendation: Approval*

Subdivision Plat No. 220061400 North Glen Hills

RE-1 zone; 1 lot; located in the southeast quadrant of intersection of Glen Mill Road and Ridge Road; Potomac - *Staff Recommendation: Approval*

Subdivision Plat No. 220061530 River Quarry

R-200 Zone; 9 lots; located on River Road 1,000 feet west of the Capital Beltway; Potomac - *Staff Recommendation: Approval*

Subdivision Plat No. 220061540 River Quarry

R-200 Zone; 21 lots; located on River Road 1,000 feet west of the Capital Beltway; Potomac - *Staff Recommendation: Approval*

Subdivision Plan No. 220061660 Glover Preserve

RC zone; 2 lots; located on Eagles Ridge Court, approximately 850 feet north of the intersection of Denit Estates Drive; Olney - *Staff Recommendation: Approval*

Subdivision Plat No. 220061670 Glover Preserve

RC zone; 2 lots; located on Eagles Ridge Court, 850 feet north of the intersection of Denit Estates Drive; Olney - *Staff Recommendation: Approval*

Subdivision Plat No. 220061790 Boyds Highland

RE-2 zone; 1 lot; located on Barnesville Road, 1,000 feet southeast of Slidell Road; Boyds - *Staff Recommendation: Approval*

Subdivision Plat No. 220062080 White Ground

RDT zone; 2 lots; located on White Ground Road, 80 feet west of Schaeffer Road; Agriculture and Rural Open Space - *Staff Recommendation: Approval*

Subdivision Plat No. 220062090 White Ground

RDT zone, 1 lot; located on White Ground Road, 80 feet west of Schaeffer Road; Agriculture and Rural Open Space - *Staff Recommendation: Approval*

2:00 P.M.

OTHER BUSINESS

Item 10 **Approval of Minutes**

2:00 P.M. Item 14 **Work Session: Intercounty Connector Mandatory Referral #060809 –SHA–1 Planning Board Deliberation – Staff Recommendation: Transmit comments to Maryland Department of Transportation (MDOT).**
D. Hardy

Time Change

(No Public Testimony will Be Taken at this Time)

S. Youla Item 11 **Board of Appeals No. S-2664:** Special Exception request by DavCo Restaurants, applicant, to permit a drive-in restaurant (Wendy’s); C-2 zone; located at 11030 Veirs Mill Road, Silver Spring – **Staff Recommendation: Denial.**

S. James Item 12 **AB 682:** Abandonment of a portion of unimproved Burning Tree Road within the Marywood Subdivision in Bethesda.

S. James Item 13 **AB 683:** Abandonment of a portion of unimproved Keokuk Street within the Brookdale Subdivision in Bethesda.

6:00 P.M. Item 15 **ROUNDTABLE DISCUSSION AND DINNER** (MRO Auditorium, 8787 Georgia Avenue, Silver Spring)

(No public testimony will be taken at this time.)

- Commissioners’ Report
- Director’s Report
- Presentation of Management Improvement Plan Update
- Update on SoccerPlex Lease
- Management Partnership Report
- Update on potential uses of Park Structures

7:00 P.M. **BOARD MEETING CONTINUES** (MRO Auditorium, 8787 Georgia Avenue, Silver Spring)

Item 18 **Review and Recommendation for Water and Sewer Category Changes:** WSCCR 06A-OLN-01 Hyde Property/Stammore – **Staff Recommendation: Transmit recommendation of denial of sewer category change to County Council**

Added

R. Weaver Item *16 **Preliminary Plan No. 120060510, Indian Spring:** R-200 and R-90 zones; 308.36 acres; 773 lots requested; 463 one-family detached dwelling units and 310 townhouses, including 116 (15 %) moderately priced dwelling units (MPDUs); located on the east side of Layhill Road, approximately 1,300 feet south of Middlevale Lane; Kensington-Wheaton - **Staff Recommendation: Approval with conditions.**

Postponed to September 7

Speakers are encouraged, but not required, to sign up in advance by calling 301-495-4600.

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

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|---------------|------|------------|---|
| July | 17 - | 7:00 p.m., | Western Montgomery County Citizen Advisory Board, Bethesda-Chevy Chase Regional Services Center, 4805 Edgemoor Lane, Bethesda |
| | 18 - | 5:00 p.m., | Merit System Board, ERS/Merit Board Conference Room, 6611 Kenilworth Avenue, Riverdale |
| | 18 - | 7:00 p.m., | Mid County Citizens Advisory Board, Mid-County Services Center, 2424 Reddie Drive, 1 st Floor Conference Room, Wheaton |
| | 19 - | 9:30 a.m., | Full Commission Meeting, MRO Auditorium, 8787 Georgia Avenue, Silver Spring |
| | 20 - | 9:00 a.m., | Montgomery County Planning Board, General Meeting, MRO Auditorium 8787 Georgia Avenue, Silver Spring |
| | 20 - | 3:30 p.m., | Silver Spring Urban District Advisory Board, Discovery Communication, 1 Discovery Place, Silver Spring |
| | 26 - | 7:30 p.m., | Historic Preservation Commission, MRO Auditorium, 8787 Georgia Avenue, Silver Spring |
| August | 2 - | 8:30 a.m., | Keep Montgomery County Beautiful (KMCB) Taskforce Meeting, Executive Office Building (EOB) 101 Monroe Street, 10 th Floor, Rockville |
| | 3 - | | No Planning Board Meeting |
| | 16 - | 7:30 p.m., | Historic Preservation Commission, MRO Auditorium, 8787 Georgia Avenue, Silver Spring |
| | 10 - | | No Planning Board Meeting |
| | 17 - | | No Planning Board Meeting |
| | 17 - | 3:30 p.m., | Silver Spring Urban District Advisory Board, Discovery Communication, 1 Discovery Place, Silver Spring |
| | 24 - | | No Planning Board Meeting |
| | 31 - | | No Planning Board Meeting |