

Agenda for Montgomery County Planning Board Meeting
Thursday, March 11, 2004, 9:30 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: October 30, 2004 Commissioners' Reports Directors' Reports Reconsideration Requests	
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1. **Olney Master Plan Worksession No. 5 – Parks and Recreation, Trails, and Legacy Open Space Recommendations**

Staff Recommendation: Discussion – (No public testimony will be taken at this time.)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Board of Appeals No. S-2597: Avalon Bay Communities, Inc., applicant

requests a special exception for 196 residential dwelling units (productivity housing) in the O-M zone; approximately 10.8 acres; located on the northeast corner of Diamondback Drive and Decoverly Drive, Rockville (Avalon at Decoverly Phase 2)

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Mandatory Referral No. 03701, MCPS-1 Southlake Elementary School Addition

Mid-county Highway and Goshen Road, Gaithersburg Vicinity Master Plan

Staff Recommendation: Approval to transmit comments to MCPS.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Project Plan Review No. 9-04005, 930 Wayne Avenue

CBD-1 zone; 2,317 gross square feet retail, 148,823 gross square feet residential; on the south side of Wayne Avenue, approximately 300 feet east of Georgia Avenue (MD 97); Silver Spring CBD, PA – 36

Staff Recommendation: Approval of extension of the review time.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Zoning Text Amendment No. 04-01

Introduced by District Council at the request of the Planning Board; amend the Zoning Ordinance to permit additional height in the CBD-2 zone under the optional method of development for residential and commercial mixed-use projects located in revitalization areas as designated in the relevant sector plan and located within 800 feet of the entrance of a metro station

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Zoning Text Amendment No. 04-02

Introduced by District Council at the request of the Board of Appeals; amend the Zoning Ordinance to limit the time for which the Board of Appeals may extend the validity of a variance to not more than 12-months for each extension; and limit the number of extensions of time that the Board may grant for a special exception or variance to two extensions

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Zoning Text Amendment No. 04-03

Introduced by District Council at the request of the Board of Appeals; amend the Zoning Ordinance to authorize the Office of the Hearing Examiner to hear all special exception cases without a request from the Board of Appeals; require the Office of the Hearing Examiner to schedule and hold a public hearing on any matter it is authorized to hear; authorize the Board of Appeals to add to, modify, or delete any condition to a special exception that is recommended by the Hearing Examiner; and generally amend the provisions regarding hearings for special exceptions

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

GENERAL MEETING (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

- A. Administrative Items
- B. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508(a) (7) (consult with counsel to obtain legal advice) (Subject: Abandonment of rights-of-way)*
- C. *Proposed Closed Session pursuant to Maryland Government Code Annotated Section 10-508(a) (8) (consult with counsel to obtain legal advice) (Subject: Litigation)*
- D. *Proposed Closed Session pursuant to Maryland Government Code Annotated Section 10-508(a) (4) (Subject: Rickman Horse Farm Park)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Consent Item:

Approval of Resolution for the Amendment to the Master Plan of Highways
(Transportation) for Montgomery County

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

**9. Forest Conservation Plan for Mandatory Referral No. 03806-DPWT-1: Stringtown
Road Extended from Interstate 270 to Rockville Pike (MD 355) -**

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Water Quality Plan for Mandatory Referral No. 03806-DPWT-1: Stringtown Road extended from Interstate 270 to Rockville Pike (MD 355)**

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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11. **Mandatory Referral No. 03806-DPWT-1: Stringtown Road Extended from I-270 to Rockville Pike (MD 355) CIP No. 500403**

Staff Recommendation: Approval with comments.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Countywide Bikeways Functional Master Plan Worksession No. 2.

Staff Recommendation: Discussion. (No public testimony will be taken at this time.)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. Preliminary Plan No. 7-03058 – Indian Spring

R-200 Zone (MPDU optional method); 308.36 acres; five hundred sixty-one (561) lots requested; two hundred eighty-three (283) single-family detached dwelling units and two hundred seventy-eight (278) townhouses

Community water and community sewer

Located on Layhill Road, (MD 182) approximately 1300 feet south of Middlevale Lane at the existing terminus of Tivoli Lake Boulevard, Foggy Glen Drive and the Indian Spring Country Club Access Road

Policy Area: Kensington/Wheaton

Applicant: Winchester Homes
Engineer: Site Solutions, Inc.
Attorney: Linowes and Blocher LLP

Staff Recommendation: Pursuant to Section 50-33A of the Subdivision Regulations, no objection to the submission of a preliminary plan application, subject to conditions:

******* See Conditions and Discussion in Staff Report *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

14. **Record Plats**

The following record plat is 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.

2-04210 Snowden's Mill
West side of Old Columbia Pike, in the corner of Blue Valley Drive and
Aventurine Way
R-200 Zone, 2 lots
Community water, community sewer
Planning Area: Fairland
Frank E. Schell, 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.

2-04211 Rive Gauche Estates
Northeast corner of Manor Stone Drive and River Road
RC Zone, 2 lots
Private well, private septic
Planning Area: Darnestown
William and Janet Phillips, Applicant

2-04212 West Chevy Chase Heights
North of West Virginia Avenue, approximately 200 feet west of Kentucky
Street
R-60 Zone, 1 lot
Community water, community sewer
Planning Area: Bethesda Chevy Chase
Glenda Koby, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: