

**Agenda for Montgomery County Planning Board Meeting**  
**Thursday, June 30, 2005, 9:30 A.M.**  
**Brookside Gardens, Visitor Center**  
**The Adult Education Room**  
**1800 Glenallan Avenue, Wheaton**

Board Action

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<p>Roll Call Approval of Minutes: February 3, 2005, February 17, 2005 February 24, 2005, March 3, 2005 Commissioners' Reports Directors' Reports Reconsideration Requests Adoption of Opinions</p>	
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**GENERAL MEETING** (*Brookside Gardens, Visitor Center, The Adult Education Room 1800 Glenallan Avenue, Wheaton*)

- A. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (1)*  
(*Subject: To discuss personnel matters*)
- B. Park Foundation Briefing
- C. Enterprise Fund Briefing

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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1. **FY 05-10 Capital Improvement Program Amendment and Special Appropriation for Needwood Golf Course irrigation system**

**Staff Recommendation:** Approval to transmit to County Council

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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2. **Sectional Map Amendment: Olney Master Plan**

**Staff Recommendation:** Approval to transmit comments to the County Council

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**3. Zoning Text Amendment No. 05-08**

Introduced by the District Council at the request of the Planning Board; amend the Zoning Ordinance to reduce the minimum lot area requirement in the CBD Zones under the optional method of development to 18,000 square feet; and permit transfer of density in Housing Resource Areas as designated in the relevant master or sector plan

**Staff Recommendation:** Approval

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**4. Facility Plan for Germantown Town Center Local Park, Germantown**

**Staff Recommendation:** Approve Facility Plan and approve the change in park classification

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**5. Project Plan Review No. 9-05004, 1200 East/West Highway**

CBD-2 zone; 1.4 acres; 275,000 square feet of gross floor area, consisting of 264,400 square feet of residential (approximately 250 multi-family dwelling units, including 12.5% MPDUs) and 10,600 square feet of retail space; located in the northwest quadrant of the intersection of East/ West Highway (MD 410) and Blair Mill Road; Silver Spring CBD

**Staff Recommendation:** Approval with conditions

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**6. Preliminary Plan No. 1-05084 1200 East/West Highway**

CBD-2 Zone; 0.93 acres; 1 lot requested; 275,000 square feet of gross floor area, consisting of 264,400 square feet of residential (up to 250 multi-family dwelling units, including 12.5% MPDUs) and 10,600 square feet of retail space

Community water and community sewer

Located in the northwest quadrant of the intersection of East West Highway (MD 410) and Blair Mill Road

Applicant: Goodman E/W Development LLC

Engineer: VIKA, Inc.

Attorney: Linowes and Blocher

Planning Area: Silver Spring CBD

**Staff recommendation:** Approval with conditions

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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7. **Preliminary Plan No. 1-05079 Chestnut Ridge Parcel 651**

C-2 Zone; 0.86 acres; 1 lot requested; 5,330 square feet of retail and 5,330 square feet of office

Community water and community sewer

Located at the northeast quadrant of the intersection of Waters Road and Wisteria Drive

Applicant: Rahim Tofigh  
Engineer: Site Solutions, Inc.

Planning Area: Germantown

**Staff recommendation:** Approval with conditions

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**8. Preliminary Plan No. 1-05065 Drumsta Property (Resubdivision)**

RE-2 Zone; 7.31 acres; 2 lots requested; 2 one-family detached dwelling units

Private well and septic

Located on the north side of Ednor Road, approximately 300 feet east of the intersection with Wooddale Drive.

Applicant: Design Tech Builders

Engineer: Site Solutions

Planning Area: Sandy Spring - Ashton

**Staff recommendation:** Approval with conditions

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**9. 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.

- 2-05233      Travilah Quarry  
South side of Travilah Road, east side of Cavanaugh Drive  
I-2 Zone, 1 Parcel  
Community Water, Community Sewer  
Planning Area: Potomac - Travilah  
Aggregate Industries, Applicant
- 2-05236      Magruder's Overlook  
to              Northwest side of Valley Park Drive, approximately 200' east of Ridge Road  
2-05237      RT-8 Zone, 42 Lots and 8 Parcels  
Community Water, Community Sewer  
Planning Area: Damascus & Vicinity  
Bellavia, L.C., Applicant

**Staff Recommendation:**

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.

- 2-05213      Montgomery Hills Forest  
South side of Sharon Drive, end of Gwyndale Drive  
R-60 Zone, 1 Lot  
Community Water, Community Sewer  
Planning Area: Silver Spring  
Jeffery Ankers, Applicant
- 2-05234      Summerfield Crossing  
South side of Old Baltimore Road, approximately 800 feet west of Diller Lane  
R-200 Zone, 1 Parcel  
Community Water, Community Sewer  
Planning Area: Clarksburg & Vicinity  
Pulte Home, Applicant
- 2-05235      Springfield-Westwood  
South side of River Road (MD 190), in the southeast corner of River Road and Springfield Drive  
R-60 Zone, 1 Parcel  
Community Water, Community Sewer  
Planning Area: Bethesda-Chevy Chase  
Fourth Presbyterian Church, Applicant



**9. Record Plats (continued)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**