

Agenda for Montgomery County Planning Board Meeting
Thursday, December 8, 2005, 9:00 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: October 25, 2005 Commissioners' Reports Directors' Reports Reconsideration Requests Adoption of Opinions	
--	--

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

- A. Administrative Items
- B. Budget Transfer for SmartParks – *Approval*
- C. Operating Funds Four-Month Financial Report including Projections to June 30, 2006
- D. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (1) (Subject: Personnel Matters/Recruitment for Director of Park and Planning and Park Superintendent)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Zoning Text Amendment**

Proposed Modifications to "Child Lot" provisions in the Rural Density Transfer Zone for improved clarity and enforcement

Staff Recommendation: Approval to transmit to Montgomery County Council

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **AB 679**

Abandonment of a portion of Mouth-of-Monocacy Road in Barnesville from approximately 200 hundred yards south of the intersection with Mount Ephraim Road easterly to Barnesville Road

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Board of Appeals No. S-2655**

Special Exception request by Ayu Hector, applicant, to permit an independent drug store (service pharmacy); C-O Zone; located at 1111 Spring Street, Silver Spring

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Request by the Montgomery County Revenue Authority for a Statement of “No Significant Impact” on Parkland, near Montgomery County Airpark and Discussion of Mitigation for Transfer of Park Property (1.5 acres) needed for airport safety**

Staff Recommendation: Approval with conditions “Statement of No Significant Impact.”

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Project Plan Review No. 92006003 (Formerly 9-06003) - Cameron House**

CBD-2 Zone; 1.6 acres; 312 multi-family residential dwelling units, including 39 MPDUs and 7,330 gross square feet of retail; on Cameron Street, approximately 100 feet south of Spring Street; Silver Spring CBD

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Preliminary Plan Review No. 120060180 (Formerly 1-06018) Cameron House w/Project Plan**

CBD-2 Zone; 1.6 acres; 1 lot requested; 312 multi-family dwelling units, including 39 MPDUs and 7,330 square feet of retail use

Community water and community sewer

Located on the west side of Cameron Street, approximately 100 feet south of the intersection with Spring Street

Silver Spring CBD Sector Plan

Applicant: FF Realty, LLC

Engineer: VIKA

Attorney: Linowes and Blocher, LLP

Planning Area: Silver Spring CBD Sector Plan

Staff recommendation: Approval with conditions

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

6. **Preliminary Plan Review No. 120060180 (Formerly 1-06018) Cameron House w/Project Plan (Continued)**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Preliminary Plan Review No. 120040920 (Formerly 1-04092) Patton Property, Phase I**

RE-2C and RE-2 Zones; 49.7 acres; 6 lots and Open Space parcels requested; 6 one-family detached dwelling units

Community water and community sewer

Located in the northeast quadrant of the intersection of Norwood Road and Norbeck Road Extended (MD 28 Connector)

Applicant: Mitchell and Best
Engineer: Gutschick, Little and Weber
Attorney: Miller, Miller and Canby

Planning Area: Cloverly

Staff recommendation: Approval with conditions

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

-
7. **Preliminary Plan Review No. 120040920 (Formerly 1-04092) Patton Property, Phase I**
(Continued)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

-
8. **Preliminary Plan Review No. 120050120 (Formerly 1-05012) Fari Estates**

R-90 Zone; 2.80 acres; 7 lots requested; 7 one-family detached dwelling units

Community water and community sewer

Located on the south side of East Randolph Road approximately 140 feet east of Burkhart Street

Applicant: Abdul Ghaffar
Engineer: Design Engineering, Inc.

Planning Area: White Oak

Staff recommendation: Approval with conditions

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

8. **Preliminary Plan Review No. 120050120 (Formerly 1-05012) Fari Estates (Continued)**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Preliminary Plan Review No. 120010310 (Formerly 1-01031) Cabin John Park – Extension Request**

R-90 Zone; 1.39 acres; 2 lots previously approved; Request to extend the preliminary plan validity period

Community water and community sewer

Located at the western terminus of Woodrow Place between Mac Arthur Boulevard and Clara Barton Parkway

Applicant: Potomac Land Associates

Engineer: Landmark Engineering

Attorney: Linowes and Blocher

Planning Area: Bethesda

Staff recommendation: Grant extension

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

9. **Preliminary Plan Review No. 120010310 (Formerly 1-01031) Cabin John Park – Extension Request (Continued)**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Preliminary Plan Review No. 120020170 (Formerly 1-02017) Henderson Corner – Reinstatement and Extension Request**

C-3 Zone; 1.27 acres; 1 lot previously approved for a 5,754sf restaurant; Request to reinstate and extend the preliminary plan validity period

Community water and community sewer

Located in the southeast quadrant of the intersection of Frederick Road (MD 355) and Ridge Road (MD 27)

Applicant: Aris Mardirossian

Engineer: P. G. Associates

Planning Area: Germantown East

Staff recommendation: Deny extension

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

10. **Preliminary Plan Review No. 120020170 (Formerly 1-02017) Henderson Corner – Reinstatement and Extension Request (Continued)**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. **Record Plats**

Staff Recommendation:

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.

220060380 Ednor Woods
North side of Ednor Road, approximately 300 feet east of Woodale Drive
RE-2 Zone, 2 Lots
Community Water, Community Sewer
Master Plan Area: Cloverly
David Weiss, Applicant

Pursuant to section 50-35A, the following minor subdivision plats are recommended for conditional approval subject to any applicable conditions of previous preliminary plan approvals and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code as will be determined during detailed agency review of the record plats prior to signature.

220060220 Piedmont Acres
In the northwest corner of Piedmont Road and Hawkes Road
RDT Zone, 1 Lot
Private Well, Private Septic
Planning Area: Bennett & Little Bennett
Roy & Kathy Stanley, Applicant

11. Record Plats (Continued)

220060340 Annapolis Rock Estates
Northeast corner of Annapolis Rock Road and Damascus Road (MD 108)
RDT Zone, 4 Lots
Private Well, Private Septic
Planning Area: Patuxent
Roy E. Stanley, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: