



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item # 2**  
**3/12/09**

**MEMORANDUM**

**DATE:** March 2, 2009

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Subdivision Supervisor  
Development Review Division *CAC*  
(301) 495-4542

**FROM:** Stephen Smith *SS*  
Development Review Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for March 12, 2009

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220081460 **Burtonsville Shopping Center**  
220081510 **Goshen Manor**  
220090390 **Wheel of Fortune**  
220090460 **Takoma Park**

**Plat Name: Burtonsville Shopping Center**

**Plat #: 220081460**

Location: Located in the northwest quadrant of the intersection of Old Columbia Pike (MD 198) and US Route 29A (Burtonsville Boulevard)

Master Plan: Fairland

Plat Details: C-2 and RC zones; 1 parcel, 1 outlot  
Community Water, Community Sewer

Applicant: Burtonsville Towne Square, LLC

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120041090 (MCPB Corrected Opinion dated March 21, 2006), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

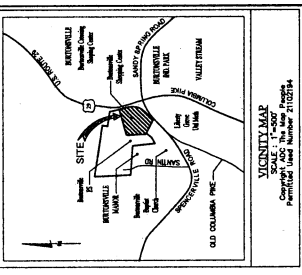




# BURTONSVILLE SHOPPING CENTER MONTGOMERY COUNTY, MARYLAND



LOCAL VICINITY MAP  
SCALE: 1"=200'



**VICINITY MAP**  
Project No. 1117-00-00  
Permitted Use Number 1117014

- A. General Notes**
- The site is to be developed in accordance with sections 96-C.4.1, 9.6. of the Montgomery County Zoning Ordinance for Commercial (C-2).
  - Boundary and Topographic information shown herein shown as of 2/1/2000. Information shown herein is for informational purposes only. The applicant is responsible for obtaining current information.
  - The site is to be served by public water and sewer systems. Parcel M760 is classified as water and sewer category "W-1" and "S-1" respectively. Parcel M60 and parcel M71 is provided a temporary sewage line "W-2/S-2" to "W-1/S-1".
  - The site is within the Precinct Error "V" number. A portion of the site is in a stream buffer.
  - Utility Companies:  
Electric: Potomac Electric Power Company  
Telephone: Verizon  
Cable: Comcast (Former Cable TV Management)  
Water: Washington Suburban Sanitary Commission
  - The plan illustrates, in conceptual terms, the relative location and configuration of the various components of the project.

**B. Development Information**

1. Zone:	C-2	R-C
2. Gross Area:	6.50	6.62
• N760	(6.50 AC)	6.62
• M760	(0.12 AC)	0.17
• M60	21.17 AC	16.63 AC
• M71		
3. Net Area:	0.24 AC	0.17 AC
• 2 Four Access Road	0.24 AC	0.17 AC
• R-C Zone		
• Total Net Area	0.24 AC	0.17 AC

**C. Development Standards for C-2 Zone**

1. Building Height:	42 Feet
2. Floor Area Ratio (FAR): <td>1.5 (300,000 SF)</td>	1.5 (300,000 SF)
3. Building Setback From Adjoining Property (Setback From Property Line): <td>10' (Front), 5' (Side), 5' (Rear)</td>	10' (Front), 5' (Side), 5' (Rear)
• Side & Rear: <td>5' (Minimum)</td>	5' (Minimum)
• Front: <td>10' (Minimum)</td>	10' (Minimum)
• Side & Rear: <td>5' (Minimum)</td>	5' (Minimum)

**D. Development Standards for R-C Zone**

1. Building Height:	42 Feet
2. Floor Area Ratio (FAR): <td>1.5 (300,000 SF)</td>	1.5 (300,000 SF)
3. Building Setback From Adjoining Property (Setback From Property Line): <td>10' (Front), 5' (Side), 5' (Rear)</td>	10' (Front), 5' (Side), 5' (Rear)
• Side & Rear: <td>5' (Minimum)</td>	5' (Minimum)
• Front: <td>10' (Minimum)</td>	10' (Minimum)
• Side & Rear: <td>5' (Minimum)</td>	5' (Minimum)

**E. Development Standards for R-C Zone**

1. Building Height:	42 Feet
2. Floor Area Ratio (FAR): <td>1.5 (300,000 SF)</td>	1.5 (300,000 SF)
3. Building Setback From Adjoining Property (Setback From Property Line): <td>10' (Front), 5' (Side), 5' (Rear)</td>	10' (Front), 5' (Side), 5' (Rear)
• Side & Rear: <td>5' (Minimum)</td>	5' (Minimum)
• Front: <td>10' (Minimum)</td>	10' (Minimum)
• Side & Rear: <td>5' (Minimum)</td>	5' (Minimum)

**F. Development Standards for R-C Zone**

1. Building Height:	42 Feet
2. Floor Area Ratio (FAR): <td>1.5 (300,000 SF)</td>	1.5 (300,000 SF)
3. Building Setback From Adjoining Property (Setback From Property Line): <td>10' (Front), 5' (Side), 5' (Rear)</td>	10' (Front), 5' (Side), 5' (Rear)
• Side & Rear: <td>5' (Minimum)</td>	5' (Minimum)
• Front: <td>10' (Minimum)</td>	10' (Minimum)
• Side & Rear: <td>5' (Minimum)</td>	5' (Minimum)

**G. Development Standards for R-C Zone**

1. Building Height:	42 Feet
2. Floor Area Ratio (FAR): <td>1.5 (300,000 SF)</td>	1.5 (300,000 SF)
3. Building Setback From Adjoining Property (Setback From Property Line): <td>10' (Front), 5' (Side), 5' (Rear)</td>	10' (Front), 5' (Side), 5' (Rear)
• Side & Rear: <td>5' (Minimum)</td>	5' (Minimum)
• Front: <td>10' (Minimum)</td>	10' (Minimum)
• Side & Rear: <td>5' (Minimum)</td>	5' (Minimum)

**H. Development Standards for R-C Zone**

1. Building Height:	42 Feet
2. Floor Area Ratio (FAR): <td>1.5 (300,000 SF)</td>	1.5 (300,000 SF)
3. Building Setback From Adjoining Property (Setback From Property Line): <td>10' (Front), 5' (Side), 5' (Rear)</td>	10' (Front), 5' (Side), 5' (Rear)
• Side & Rear: <td>5' (Minimum)</td>	5' (Minimum)
• Front: <td>10' (Minimum)</td>	10' (Minimum)
• Side & Rear: <td>5' (Minimum)</td>	5' (Minimum)

**I. Development Standards for R-C Zone**

1. Building Height:	42 Feet
2. Floor Area Ratio (FAR): <td>1.5 (300,000 SF)</td>	1.5 (300,000 SF)
3. Building Setback From Adjoining Property (Setback From Property Line): <td>10' (Front), 5' (Side), 5' (Rear)</td>	10' (Front), 5' (Side), 5' (Rear)
• Side & Rear: <td>5' (Minimum)</td>	5' (Minimum)
• Front: <td>10' (Minimum)</td>	10' (Minimum)
• Side & Rear: <td>5' (Minimum)</td>	5' (Minimum)

**J. Development Standards for R-C Zone**

1. Building Height:	42 Feet
2. Floor Area Ratio (FAR): <td>1.5 (300,000 SF)</td>	1.5 (300,000 SF)
3. Building Setback From Adjoining Property (Setback From Property Line): <td>10' (Front), 5' (Side), 5' (Rear)</td>	10' (Front), 5' (Side), 5' (Rear)
• Side & Rear: <td>5' (Minimum)</td>	5' (Minimum)
• Front: <td>10' (Minimum)</td>	10' (Minimum)
• Side & Rear: <td>5' (Minimum)</td>	5' (Minimum)

**K. Development Standards for R-C Zone**

1. Building Height:	42 Feet
2. Floor Area Ratio (FAR): <td>1.5 (300,000 SF)</td>	1.5 (300,000 SF)
3. Building Setback From Adjoining Property (Setback From Property Line): <td>10' (Front), 5' (Side), 5' (Rear)</td>	10' (Front), 5' (Side), 5' (Rear)
• Side & Rear: <td>5' (Minimum)</td>	5' (Minimum)
• Front: <td>10' (Minimum)</td>	10' (Minimum)
• Side & Rear: <td>5' (Minimum)</td>	5' (Minimum)

**PRELIMINARY PLAN**

**BURTONSVILLE SHOPPING CENTER**  
548 COLEVILLE ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**OWNER/DEVELOPER**  
BMC PROPERTY GROUP  
7979 OLD GEORGETOWN ROAD  
BETHESDA, MARYLAND 20814  
ATT: CHRISTOPHER JONES  
TEL: (301) 954-2190



**ENGINEER'S CERTIFICATE**  
I hereby certify that the plan of the above described property is in accordance with the provisions of the Montgomery County Zoning Ordinance, and that the same is a preliminary plan for the proposed development of the property.

**LANDSCAPE ARCHITECT:**  
LOEDERMAN SOLTESZ ASSOCIATES, INC.  
1390 PICCARD DRIVE SUITE 100  
ROCKVILLE, MD 20854  
TEL (301) 948-2750  
FAX (301) 948-9067

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**REVISIONS**

No.	Date	Description
1	1/1/2000	Initial Issue
2	1/1/2000	Final Issue

**PROJECT NO.** 1117-00-00

**DATE** 1/1/2000

**SCALE** 1"=200'

**PROJECT NO.** 1117-00-00

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