

**Agenda for Montgomery County Planning Board Meeting  
Thursday, November 1, 2001, 9:30 a.m.**

8787 Georgia Avenue  
Silver Spring, MD 20910-3760

**Board Action**

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Roll Call Approval of Minutes: April 5, 2001 Commissioners' Reports Directors' Reports Reconsideration Requests	
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**1. Mandatory Referral No. 01103-M-1 - Montgomery College, Takoma Park Campus Expansion**

Phase 1, 70% design-pedestrian/bike bridge, ramp and stairs; Jesup Blair Park and Fenton Street, Silver Spring Central Business District Sector Plan

**Staff Recommendation:** Approval with comments.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

2. **Site Plan Review No. 8-00030 - Germantown Town Center, Phase III**

**Staff Recommendation:** Finding of compliance with Condition #7. (See staff report)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

3. **Proposed Zoning Text Amendment**

Amend the Zoning Ordinance to add general plan/preliminary plan conformance findings to site plan review

**Staff Recommendation:** Transmit to the County Council for introduction.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**4. Proposed Subdivision Regulations Amendment**

Amend the Subdivision Regulations to modify master plan conformance language

**Staff Recommendation:** Transmit to the County Council for introduction.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**5. Zoning Text Amendment No. 01-10**

Introduced by the District Council; Amend the Zoning Ordinance for comprehensive revisions to special exception uses in the one-family residential zones

(Action Required for Hearing of 11-06-01)

**Staff Recommendation:** Approval with modifications.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

6. **Request to Revise the Previous Conditions of Approval – Preliminary Plan Review No. 1-88323A - Glenvilah Center**

C-1/RE-2 Zone; One (1) Lot Previously Approved (4,240 Square Feet Retail Space); 2.84 Acres

Private Well and Private Septic

Located on the Southwest Quadrant Intersection of Glen Road and Travilah Road

Policy Area: Rural

APPLICANT: Greenebaum & Rose

ENGINEER: Site Solutions

**Staff Recommendation:** Approval to Revise Previous Conditions as Follows:

- (1) Submit an amended Adequate Public Facilities (APF) agreement with the Planning Board to limit development to the existing 4,434 square feet of retail space and a new separate 3,500 square feet retail building
- (2) The applicant/developer shall comply with the conditions enumerated in Site Plan Review No. 8-01030 opinion
- (3) All prior applicable conditions in the Planning Board opinion for Preliminary Plan Review No. 1-88323 remain in full force and effect

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**7. Site Plan Review No. 8-01030 – Glenvilah Center**

C-1/RE-2 Zones; addition of 4,434 square feet office use; southwest quadrant, intersection of Travilah Road and Glen Road; Travilah and Vicinity – PA-25

APPLICANT: Greenebaum & Rose Associates

ENGINEER: Site Solutions, Inc.

**Staff Recommendation:** Approval with conditions. (See staff report)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**LUNCH AND GENERAL MEETING (*Third Floor Conference Room*)**

Program Coordination, Legal, Legislation, and Administrative Items

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**8. Ten Mile Creek Greenway**

Authorization to acquire 31.9 acres, more or less, unimproved, near Boyds, Maryland, from Francis E., Jr., and Dorothy L. Gregory

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**9. Proposed US 29 Commuter Bikeway and Bus Priority Lanes**

**Staff Recommendation:** Discussion.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

10. **Mandatory Referral No. 01809-SHA-1**

US 29 (Columbia Pike) north of Dustin Road to south of Spencerville Road (MD 198),  
Contract No. MO 8675170

**Staff Recommendation:** Approval with comments.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

11. **Mandatory Referral No. 01810-SHA-1**

US 29 (Columbia Pike) at Randolph Road, Contract No. MO 8365170

**Staff Recommendation:** Approval with comments.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

12. Preliminary Plan Review No. 1-02004 - Cabin John Park

R-90 Zone; Two (2) Lots Requested (Single-Family (One (1) Existing) Detached Dwelling Units), 19,997 Square Feet  
Community Water and Community Sewer

Located on the Southeast Quadrant Intersection of Cabin Road and 76<sup>th</sup> Place

Policy Area: Bethesda Chevy Chase

APPLICANT: Meridian Homes  
ENGINEER: Witmer Associates

**Staff Recommendation:** Approval, Pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision and Subject to the Following Conditions:

**(See Staff Report)**

- (1) All roads rights-of-way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Bethesda-Chevy Chase Master Plan, unless otherwise designated on the preliminary plan
- (2) Access and improvements as required to be approved by MCDPWT prior to recording of plat
- (3) Conditions of MCDPS stormwater management approval
- (4) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- (5) The Adequate Public Facility (APF) Review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (6) Necessary easements

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**



13. **Preliminary Plan Review No. 1-02014 - Camp Property, Including Special Protection Area (SPA) Combined Preliminary and Final Water Quality Plan**

RE-2C Zone; Two (2) Lots Requested (Single-Family (One (1) Existing) Detached Dwelling Units), 5.71 Acres

Community Water and Community Sewer

Located on the South Side of Briggs Chaney Road, Approximately 2,500 Feet East of New Hampshire Avenue

Policy Area: Cloverly

APPLICANT: Courtney Camp

ENGINEER: Fowler Associates

**Staff Recommendation:** Approval of the Preliminary Plan and the SPA Preliminary and Final Water Quality Plan, Subject to the following conditions:

- (1) Prior to recording of plat, applicant to enter into an agreement with the Planning Board to limit impervious surfaces to no more than 6.5 percent as shown on the revised preliminary plan. This includes 1,300 square feet of possible impervious surface on proposed lot 2 not currently shown on the preliminary plan, as requested by applicant
- (2) Prior to release of building permits, applicant to demonstrate conformance to impervious surface limits as shown on the revised preliminary plan. Any modifications to these plans that increase site imperviousness may require Planning Board action
- (3) Compliance with the conditions of approval for the preliminary forest conservation plan. The final forest conservation plan must be approved prior to the recording of plat. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit(s), as appropriate.
- (4) Forest planting area to be placed in Category I conservation easement. Easement to be shown on record plat
- (5) Conformance to the conditions as stated in DPS water quality plan approval letter
- (6) All roads rights-of-way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Cloverly Master Plan, unless otherwise designated on the preliminary plan
- (7) Record plat to provide for dedication for 40 feet of right-of-way from the center line for Briggs Chaney Road
- (8) Record plat to show delineation of a Category I conservation easement over the stream buffer(s) and all forest conservation areas
- (9) Compliance with conditions of MCDPS stormwater management approval
- (10) Access and improvements as required to be approved by MCDPWT prior to recording of plat

**13. Preliminary Plan Review No. 1-02014 - Camp Property, Including Special Protection Area (SPA) Combined Preliminary and Final Water Quality Plan - Continued**

- (11) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- (12) The Adequate Public Facility (APF) Review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (13) Other necessary easements

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

14. **Preliminary Plan Review No. 1-01082 - Johnson Property (Roy Stanley Property)**

RE-2C/RC; Thirty (30) Lots Requested (Twenty-Five (25) Single-Family Detached Dwelling Units and Five (5) Out Lots), 87.5 Acres

Community Water and Private Septic

Located on the South Side of Hawkins Creamy Road, Approximately 3,500 Feet West of Woodfield School Road

Policy Area: Damascus

APPLICANT: Roy Stanley  
 ENGINEER: Benning & Associate  
 ATTORNEY: DeBelius, DeBelius and Clifford

**Staff Recommendation:** Approval Subject to the Following Conditions:

- (1) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
- (2) Dedication to M-NCPPC of Open Space Parcel 'B', Open Space Parcel 'C', Southern half of Open Space Parcel 'A', the 2.1 acre "Planting Area" at the plan's southwest corner, not to include the stormwater pond, and the .36 acre area marked as a "Forest Retention Area" located on the northeast side of the Johnson Farm Drive entrance to the development. Conveyance of dedicated land to be completed by time of record plat and land to be conveyed free of trash and unnatural debris
- (3) Areas marked as Outlot 1 and Outlot 2 to be sold to M-NCPPC at fair market value, taking into consideration the problems that would be associated with access to the lots if they were to be built when determining their fair market value. The purchase shall be negotiated and completed within one year of the date of Plan approval by the Planning Board. The properties to be conveyed free of trash and unnatural debris
- (4) The access window to the park off of Johnson Farm Court to be clearly designated and signed for public use park access. Appropriate signage to be coordinated with M-NCPPC staff
- (5) All roads rights-of-way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Damascus Master Plan, unless otherwise designated on the preliminary plan
- (6) All roads shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Damascus Master Plan, and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan "To Be Constructed By \_\_\_\_" are excluded from this condition
- (7) Record plat to provide for dedication for 80 feet of right-of-way for Hawkins Creamy Road

14. **Preliminary Plan Review No. 1-01082 - Johnson Property (Roy Stanley Property) – Continued**

- (8) Record plat to show delineation of a Category I or II (as appropriate) conservation easement over the stream buffer(s) and all forest conservation areas
- (9) Compliance with conditions of MCDPS stormwater management approval dated 07/20/01
- (10) Compliance with conditions of MCDPS (Health Department) septic approval
- (11) Access and improvements as required to be approved by MCDPWT prior to recording of plat
- (12) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- (13) The Adequate Public Facility (APF) Review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (14) Other necessary easements

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

15. **Preliminary Plan Review No. 1-01090 – Burnt Mills Village, Lot 34 Block J**

R-90 Zone; Two (2) Lots Requested (Single-Family (One (1) Existing) Detached Dwelling Units), 30,103 Square Feet  
Community Water and Community Sewer

Located on the North Side of Northwest Terrace, Approximately 80 Feet Northwest of the Northern Terminus of Oakwood Street

Policy Area: Fairland/White Oak

APPLICANT: Michelle Profit  
ENGINEER: AB Consultants

**Staff Recommendation:** Denial, Pursuant to Section 50-29(b)(2), Montgomery County Subdivision Regulations

(See Staff Report)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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16. The Following **Record Plats** are Recommended for APPROVAL, Subject to the Appropriate Conditions of Approval of the Preliminary and/or Site Plans:

NOT AVAILABLE AT TIME OF PRINTING

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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17. **Recommended Changes in the Park Fund Fees**

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**