

**Agenda for Montgomery County Planning Board Meeting
Thursday, December 13, 2001, 9:30 a.m.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: May 10, 2001 Commissioners' Reports Directors' Reports Reconsideration Requests	
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1. Newbridge Drive Victory Housing Site, Potomac

Designate site as a Priority Funding Area

Staff Recommendation: Transmit to County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Brookside Gardens Master Plan (Public Hearing Draft)**

Worksession

Note: No public testimony will be taken at this time.

Staff Recommendation: Discussion.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Year 2000 Park User Survey Report Highlights**

Staff Recommendation: Discussion.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

GENERAL MEETING (*Third Floor Conference Room*)

Program Coordination, Legal, Legislation, and Administrative Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Project Plan Review No. 9-83005-A – Community Motors/One Bethesda Center

CBD-2 Zone; applying for release from requirement to leave ground floor space to retail tenants; mid block between Wisconsin Avenue and Woodmont Avenue, between Elm and Hampden, Bethesda

APPLICANT: Lend Lease Real Estate Investments, Inc.

ENGINEER: Linowes and Blocher, LLP

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Site Plan Review No. 8-84006-A – Community Motors/One Bethesda Center

CBD-2 Zone; applying for release from requirement to leave ground floor space to retail tenants; mid block between Wisconsin Avenue and Woodmont Avenue, between Elm and Hampden, Bethesda

APPLICANT: Lend Lease Real Estate Investments, Inc.
ENGINEER: Linowes and Blocher, LLP

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. ~~Preliminary Plan Review No. 1-02040E – North Germantown – Parcel H~~

~~OM Zone; 1 (One) Lot (58,170 Square Feet Commercial Office); 1.94 Acres
Community Water and Community Sewer~~

~~Located at Southeast Quadrant, Intersection of MD 118 and Crystal Rock Drive~~

~~Policy Area: Germantown West~~

~~APPLICANT: WM&F Crystal Rock, LLC~~

~~ENGINEER: Macris, Hendricks & Glascock~~

Staff Recommendation: Deferred.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Request For Waiver (Pursuant to Section 50-38 of Subdivision Regulations) for Subdivision Regulations Waiver No. 02004 – Our House

RE-2 Zone; One (1) Lot (Youth House); 139.54 Acres
Private Well & Private Septic

Located on the South Side of Zion Road, Approximately 2,000 Feet South of Brookeville Road

Policy Area – Olney

APPLICANT: Our House Youth Home
ENGINEER: LDE Inc.

Staff Recommendation: Approval of Waiver Pursuant to Section 50-38 of Montgomery County Subdivision Regulations, Subject to the Following Conditions:

- (1) Applicant to submit a complete record plat application within sixty (60) days of the Planning Board action on the waiver
- (2) Record Plat(s) to be recorded within ninety (90) days of submission of plat application
- (3) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Olney Master Plan
- (4) Necessary Easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Preliminary Plan Review No. 1-01016 – Carleton Property, Including Approval of Paint Branch Special Protection Area Water Quality Plan**

R-200 Zone; Three (3) Lots Requested; (Single-Family Detached Dwelling Units); 2.983 Acres
Community Water & Community Sewer

Located on the South Side of Duvall Road, Approximately 800 Feet West of Old Columbia Pike

Policy Area: Fairland/White Oak

APPLICANT: Bailey Thompson
ENGINEER: Fowler Associates

Staff Recommendation: Approval, Including Special Protection Area (SPA) Water Quality Plan, Subject to the Following Conditions:

- (1) Prior to record plat, applicant to enter into an agreement with the Planning Board to limit impervious surfaces to no more than 8.6 percent within the Upper Paint Branch Special Protection Area, as shown on the revised preliminary plan. This impervious surface limit is to include widening of Duvall Road along the property's frontage by two feet, as required by DPWT
- (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 which increase site imperviousness may require Planning Board action
- (3) Compliance with the conditions of approval for the preliminary forest conservation plan dated October 16, 2001. 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. Conditions include, but are not limited to, the following:
 - Category I conservation easements to be placed over environmental buffers and forest-save areas. Easements to be shown on record plats
- (4) Conformance to the conditions as stated in DPS water quality plan approval letter dated November 9, 2001
- (5) All road rights-of-way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Fairland/White Oak Master Plan, unless otherwise designated on the preliminary plan
- (6) Record plat to provide for dedication for 30 feet of right-of-way for Duvall Road
- (7) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Montgomery County Department of Public Works and Transportation (MCDPWT)
- (8) Access and improvements as required to be approved by MCDPWT prior to recording of plat

8. Preliminary Plan Review No. 1-01016 – Carleton Property, Including Approval of Paint Branch Special Protection Area Water Quality Plan – Continued

- (9) 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
- (10) 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
- (11) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Preliminary Plan Review No. 1-01077 – Ambassador Animal Hospital

CBD-0.5 Zone; One (1) Lot (13,203 Square Feet -Veterinary Hospital); 0.62 Acre
Community Water and Community Sewer

Located on the North Side of Sligo Avenue, Approximately 150 Feet East of Fenton Street

Policy Area: Silver Spring CBD

APPLICANT: Sailendra Roy
ENGINEER: Maddox Engineer & Surveyors Inc.
ATTORNEY: Chen, Walsh, Tecler & McCabe, L.L.P.

Staff Recommendation: Approval, Subject to the Following Conditions:

- (1) This preliminary plan is limited to the uses and conditions outlined in Board of Appeals opinion for Special Exception Case No. S-2469
- (2) All road rights-of-way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Silver Spring CBD Master Plan, unless otherwise designated on the preliminary plan
- (3) Record plat to provide for dedication for 40 feet of right-of-way for Sligo Road
- (4) Compliance with conditions of MCDPS stormwater management approval letter dated, June 29, 2001
- (5) Access and improvements as required to be approved by MCDPWT prior to recordation of plat
- (6) A final landscape, lighting, and parking facilities plan must be reviewed and approved by technical staff prior to recordation of plat
- (7) 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
- (8) 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
- (9) Necessary Easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Preliminary Plan Review No. 1-00060 – Gingery Property**

R-90 Zone; Seven (7) Lots Requested (7 Single-Family Detached Dwelling Units); 2.64 Acres
Community Water and Community Sewer

Located on the West Side of Jones Mill Road, Approximately 200 Feet North of Woodhollow
Drive

Policy Area: Bethesda - Chevy Chase

APPLICANT: M/I Schottenstien Homes, Inc.
ENGINEER: Clark, Finefrock & Sackett, Inc.
ATTORNEY: Miller Miller and Canby

Staff Recommendation: Approval of five (5) lots only, Subject to the Following Conditions:

******See Conditions Enumerated in Staff Report******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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11. 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:

12. **Mandatory Referral No. 01007-SHA-1**

MD 108 (Olney-Sandy Spring Road)/MD 650 (New Hampshire Avenue) intersection improvements

Staff Recommendation: Approval with comments.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. Transportation Policy Report

Worksession #1

(Note: No public testimony will be taken at this time.)

Staff Recommendation: Discussion.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: