

**Agenda for Montgomery County Planning Board Meeting
Thursday, September 6, 2001, 10:15 a.m.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: February 8, 2001 Commissioners' Reports Directors' Reports Reconsideration Requests	
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1. Consent Item: Legacy Open Space Functional Master Plan

Montgomery County Planning Board Resolution of Adoption

Staff Recommendation: Approve Resolution of Adoption and Transmit to Full Commission.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Zoning Text Amendment No. 01-07

Introduced by Councilmembers Silverman, Denis, Subin, Leggett, and Praisner; amend the Zoning Ordinance to modify the maximum density calculation for the R&D Zone to exclude floor area that is partially occupied by mechanical equipment

(Action Required for Hearing of 9/11/01)

Staff Recommendation: Approval with modification.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Board of Appeals Petition No. S-285-D (Special Exception)

Norwood School, applicant, requests a modification to its existing private educational institution (construct a 2,700 square foot addition to the Art Center); 38 acres, RE-2 Zone, 8821 River Road, Bethesda

(Action Required for Hearing of 9/12/01)

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Board of Appeals Petition No. S-2476 (Special Exception)**

Safeway, applicant, requests a special exception to remove the existing bank building and construct an automobile filling station (seven pump islands and a 396 square foot kiosk); 0.77 acre, C-1 Zone; 15421 New Hampshire Avenue, Silver Spring

(Action Required for Hearing of 9/12/01)

Staff Recommendation: Denial. (See staff report)

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:

5. **Hoyles Mill Diabase Forest Area**

Authorization to acquire 16.25 acres, more or less, unimproved, from the Estate of Harry M. Leet with FY02 Legacy Open Space Funds

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Woodstock Special Park**

Authorization to re-convey 7.6947 acres, unimproved, adjacent to Monocacy Cemetery at Woodstock Special Park to Second, Stewart, Bravo, Greenberg Partnership

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Mandatory Referral No. 01404-ROC-1

City of Rockville Water Pump Station; RE-1 Zone; Glen Mill Road; Potomac

Staff Recommendation: Approval with comments.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Site Plan Review No. 8-01034 – Gateway 270 Corporate Park, Lot 7

I-3 Zone; 33,200 gross square feet of commercial office use; on Gateway Center Drive, 1,000 feet north of Shawnee Lane; Clarksburg and Vicinity PA-13

APPLICANT: American Health Assistance, LLC

ENGINEER: Macris, Hendricks & Glascock, PA

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Site Plan Review No. 8-01029 – Seneca Meadows Corporate Center, Lot 9**

I-3 Zone; 65,000 gross square feet of medical office and health club use; on Goldenrod Lane, 1,000± feet west of Observation Drive; Germantown and Vicinity PA-19

APPLICANT: Realty Capital Partners, LLC

ENGINEER: Macris, Hendricks & Glascock

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Preliminary Plan Review No. 1-01056 – Edward’s Ferry Property

RDT Zone; Seven (7) Lots Requested (Single-Family Detached Dwelling Units); 185 Acres
Private Well and Private Septic

Located on the Northwest Side of Edward’s Ferry Road Opposite the Intersection with West
Offutt Road

Policy Area: Rural (Poolesville)

APPLICANT: Hossein Sarrami

ENGINEER: Benning and Associates

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) All road rights-of-way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Master Plan, unless otherwise designated on the preliminary plan
- 3) Record plat to reflect a 25 foot public use/trail easement from Parcel “A” to the cul-de-sac as shown on the plan and continuing along the private drive to Edward’s Ferry Road
- 4) Record plat(s) to provide for dedication of Edward’s Ferry Road 30 feet from centerline
- 5) Area of future conveyance to be delineated as an “Outlot” with final area to be approved by the technical staff
- 6) Compliance with conditions of MCDPS septic approval
- 7) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- 8) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board Opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- 9) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board Opinion
- 10) Necessary easements

10. Preliminary Plan Review No. 1-01056 – Edward’s Ferry Property - Continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Preliminary Plan Review No. 1-01051 – Bannockburn (Resubdivision)

R-200 Zone; Two (2) Lots Requested (Single-Family Detached Dwelling Units), 3.1 Acres
Community Water and Community Sewer

Located on the East Side of Broxburn Drive, Approximately 300 Feet South of Nevis Road

Policy Area: Bethesda – Chevy Chase

APPLICANT: Terry Peay

ENGINEER: Witmer and Associates

Staff Recommendation: Approval, Pursuant to Section 50-29 (b)(2) of the Montgomery County Subdivision Regulations, and 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) Record plat to show delineation of a Category I conservation easement over the area of forest conservation areas
- 3) Compliance with the conditions of MCDPS stormwater management approval dated March 9, 2001
- 4) Sediment and erosion control measures, as approved by MCDPS, to be installed prior to commencement of construction
- 5) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- 6) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board Opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- 7) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board Opinion
- 8) Necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Request for Extension of the Validity Period – Preliminary Plan Review No. 1-97047 – Silverwood Two

R-90/TDR Zone; Four (4) Lots Previously Approved, (Single-Family Detached Dwelling Units); 0.98 Acres

Community Water and Community Sewer

Located at the eastern terminus of Golden Eagle Court

Policy Area: Fairland-White Oak

APPLICANT: B & T Construction Inc.

ENGINEER: Witmer and Associates

Staff Recommendation: Grant One (1) Year Extension.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. **Request to Revise Previous Conditions of Approval For Preliminary Review Plan No. 1-77082 – Olney Village Mart**

C-2 Zone; One (1) Lot Previously Approved (164,284 Square Feet Commercial/Retail Space Previously Approved) (Additional 36,716 Square Feet Commercial/Retail Requested); 17.69 Acres

Community Water and Commercial Sewer

Located on the North Side of Olney-Laytonsville Road (MD 108), Immediately East of Hill Crest Avenue, South of Appomattox Avenue

Policy Area: Olney

APPLICANT: CMF Olney L.L.P.

ENGINEER: Gutschick, Little and Weber

ATTORNEY: Linowes and Blocher

Staff Recommendation: Approval to Revise Conditions as Follows:

(1) Revise previous condition No. 1 to reflect the conditions of approval of Transportation Planning Memorandum, dated August 29, 2001, as follows:

- *Limit the preliminary plan to the addition of no more than 35,000 square feet of commercial space for a total of 204,000 square feet of commercial space.*
- *The traffic study completed in April, 2000 indicated that the intersection of Georgia Avenue (MD 97) and Olney-Sandy Spring Road (MD 108) and the intersection of Georgia Avenue and Spartan Road/Morningwood Drive exceed the Olney Policy Area critical lane volume (CLV) standard of 1,525 when total future traffic, i.e. existing, background and site, is considered. The applicant, therefore, will be required to mitigate this traffic through the following measures:*
 - a. *Participate with others in the realignment of the northbound Georgia Avenue approach to MD 108 to provide: two exclusive left-turn lanes, one exclusive through lane, and one shared through and right-turn lane*
Share the cost with others to completely mill and overlay the pavement through the intersection;
Restripe the intersection for the desired movements and provide the proper transition tapers on the north side; and
In coordination with the Maryland State Highway Administration (SHA), participate in the costs of modifications to, or reconstruction of the existing traffic signal to eliminate the split phase operation
 - b. *Coordinate with the Montgomery County Department of Public Works and Transportation (DPWT) and SHA to reconfigure the intersection of Georgia Avenue (MD 97) and Spartan Road/ Morningwood Drive to provide: westbound on Spartan Road, two exclusive left-turn lanes and one shared thru and right-turn lane; and a turning radius in the southeast quadrant*

13. Request to Revise Previous Conditions of Approval For Preliminary Review Plan No. 1-77082 – Olney Village Mart - Continued

sufficient to accommodate a standard AWB40" design vehicle. The eastbound Morningwood Drive approach will be modified to provide one exclusive left-turn lane and one shared thru and right-turn lane. These modifications can be accomplished within the existing pavement width through restriping. Assume responsibility for costs associated with any required signal modifications

- c. Coordinate with DPWT on the reconfiguration of the northbound approach to the intersection of Olney-Sandy Spring Road (MD 108) and Spartan Road to provide exclusive left, through, and right-turn lanes on Spartan Road
- (2) Eliminate condition no. 4 regarding the construction of pedestrian "arcade" adjacent to Appomattox Avenue and Marksman Circle
- (3) All other applicable conditions of the July 13, 2000 Planning Board approval remain in full force and effect

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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14. 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:

15. **Park Playground Improvement Program and Proposed Policy for Donations**

Staff Recommendation: Discussion.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

16. **Muddy Branch Stream Valley Park Trail Plan (Public Hearing Draft)**
(Continued from MCPB meeting of 7/30/01)

Staff Recommendation: Continued Public Hearing.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

17. **Potomac Subregion Master Plan (Public Hearing Draft), Worksession #6**

Willowbrook Drive, Elderly Housing, Cabin John Center, Trails, Park Acquisitions, Brickyard Junior High School site, Glen Hills, Lower Greenbriar, Sutton property, Johnson property, and Special Exception policy

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

Staff Recommendation: Discussion.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: