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2. **FY 03-08 Parks Capital Improvements Program**

Worksession

**Staff Recommendation:** Discussion.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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

Program Coordination, Legal, Legislation, and Administrative Items

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

3. **01-03 Annual Growth Policy**

Policy Element

**Staff Recommendation:** Transmit comments to County Council.

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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4. **Proposed Zoning Text Amendment**

Amend the Zoning Ordinance to allow hotel, senior housing, and legitimate theater as permitted uses in the CBD Zones

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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5. **Administrative Delegation No. 2001-6**

Joint public hearing with Preliminary Plan No. 1-01071; water and sewer category change (WSSCR01A-DNT-01) for the Lerner Property

**Staff Recommendation:** Transmit approval recommendation to County Council.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**6. Preliminary Plan Review No. 1-01071 – Lerner Property**

R-200/TDR Zone; Forty-Four (44) Lots Proposed; (Thirty (30) Single-Family Attached and Fourteen (14) Single-Family Detached Dwelling Units); 15.96 Acres  
Community Water and Community Sewer

Located at the Western Terminus of Falconbridge Drive, East of Triple Crown Road and On the West Side of Quince Orchard Road Opposite Damson Drive

Policy Area: North Potomac

APPLICANT: Elm Street Development

ENGINEER: Charles P. Johnson and Associates

**Staff Recommendation:** Approval, Including Waiver Under Section 59-C-1.395 (Special Provisions for TDR Development, Percent of Single-Family Detached Dwellings) of the Montgomery County Zoning Ordinance, Subject to the Following Conditions:

- 1) Approval of this preliminary plan is limited to a maximum of Forty-Four (44) Dwelling Units; (Thirty (30) single-family attached dwelling units and Fourteen (14) single-family detached dwelling units
- 2) 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
- 3) All road rights-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Potomac Master Plan, and to the design standards imposed by all applicable road codes
- 4) All road rights-of-way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Potomac Master Plan, unless otherwise designated on the preliminary plan
- 5) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation areas
- 6) Record plat to provide for dedication of 60 feet of right-of-way for Quince Orchard Road
- 7) Compliance with the conditions of MCDPS stormwater management approval
- 8) Access and improvements, as required, to be approved by MCDPWT prior to recordation of plat(s)
- 9) At the time of recordation, applicant to provide verification of the availability of the required number of TDR's for each record plat (Minimum of thirteen (13) TDR's required dependant on Condition No. 10)
- 10) Final location and number of units to be determined at site plan
- 11) No clearing, grading or recording of plats prior to site plan approval
- 12) Location of off-site trail connections to be delineated at site plan
- 13) 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

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6. Preliminary Plan Review No. 1-01071 – Lerner Property - Continued

- 14) 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
- 15) Other Necessary easements

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

7. **Preliminary Plan Review No. 1-94002 – Leishear/Cramer Property**

I-1 Zone/RE-2C Zones; 88,800 Square Feet General Office Building Proposed; 6.54 Acres Community Water and Community Sewer

Located on the North Side of Lewis Drive, Approximately 250 Feet West of High Corner Road

Policy Area: Damascus

APPLICANT: Lewis Drive L.P.

ENGINEER: Macris, Hendricks, and Glascock

ATTORNEY: Shulman, Rogers, Gandal, Porody and Ecker

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

- 1) Approval under this preliminary plan is limited to 88,800 square feet of general office, any modification to this use may require further Planning Board review
- 2) 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
- 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 Damascus Master Plan, unless otherwise designated on the preliminary plan
- 4) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation areas
- 5) Record plat to provide for dedication of 40 feet of right-of-way from centerline for Lewis Drive Road
- 6) Compliance with the conditions of MCDPS stormwater management approval dated May 17, 2001
- 7) Access and improvements as required to be approved by MCDPWT prior to recordation of plat
- 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

7. Preliminary Plan Review No. 1-94002 – Leishear/Cramer Property - Continued

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**8. Preliminary Plan Review No. 1-01079 – King - Middlebrook Hill**

R-90 Zone; One (1) Lot Requested (Single-Family Detached Dwelling Unit), 17,472 Square Feet

Community Water and Community Sewer

Located on the South Side of Frederick Road (MD 355), Approximately 300 Feet West of Wheatfield Road

Policy Area: Germantown East

APPLICANT: William G. and Janet S. King  
 ENGINEER: Benning and Associates  
 ATTORNEY: James R. Clifford, Sr.

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

- 1) Dedication of Frederick Road (MD 355) as shown on preliminary plan
- 2) Access and improvements as required to be approved by MDSHA prior to recordation
- 3) 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
- 4) Necessary easements

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

9. **Request For Waiver Pursuant To Section 50-38 Of the Subdivision Regulations For Subdivision Review Waiver No. SRW-02001 – Sumner Park**

R-60 Zone; One (1) Lot Requested (Existing Single-Family Detached Dwelling) 16,771 Square Feet  
Community Water and Community Sewer

Located on the North Side of Cammack Drive, Approximately 700 Feet East of Newport Avenue

Policy Area: Bethesda – Chevy Chase

APPLICANT: Richard Schwartz and Heather Drummond  
ENGINEER: O’Connell and Lawrence

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

- 1) Submit a complete record plat application within thirty (30) days of Planning Board action of waiver request
- 2) Recordation of plat to occur within ninety (90) days of submission of application
- 3) Record plat to reflect all necessary easements

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**10. Request For Waiver Pursuant To Section 50-38 of the Subdivision Regulations For Subdivision Review Waiver No. SRW-01002**

R-200 Zone; Five (5) Lots Requested (Five (5) Parcels Existing) (Single-Family Residential Detached Dwelling Units); 2.57 Acres  
Community Water and Community Sewer

Located on the Southwest Side of Stonebridge Terrace, Approximately 750 Feet South of Stonebridge Court

Policy Area: Germantown West

APPLICANT: Tamara Corporation  
ENGINEER: Dewberry and Davis

**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) Applicant to submit a complete record plat application within thirty (30) days of Planning Board action on the waiver
- 3) Record plat to reflect delineation of a conservation easement over the areas of stream valley buffer and forest conservation
- 4) Recordation of the plats to occur within ninety (90) days of the plat submission date
- 5) Record plat to reference all access and utility easements

**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:**

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- 12. **Site Plan Review No. 8-01025 – Fishers Place**

I-1 Zone; office and research-and-development buildings; northeast quadrant, intersection of Fishers Lane and Twinbrook Parkway; North Bethesda–Garrett Park - PA-30

APPLICANT: JBG/JER Twinbrook Metro, L.L.C  
ENGINEER: VIKA, Inc.

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

13. **Potomac Subregion Master Plan (Public Hearing Draft):**

(a) Worksession #8 (Foo, Fling properties)

**Staff Recommendation:** Discussion.

(b) Review of Planning Board recommendations for Final Draft Plan

**Staff Recommendation:** Transmit to County Council and County Executive pending production of Final Draft Plan.

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**