

**Agenda for Montgomery County Planning Board Meeting  
Thursday, November 4, 2004, 9:30 A.M.**

8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Board Action

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<p>Roll Call Approval of Minutes: May 13, 2004 Commissioners' Reports Directors' Reports Reconsideration Requests</p>	
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**GENERAL MEETING (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)**

- A. Administrative Items
- B. *Closed Session pursuant to Maryland Government Code Annotated Section 10-508 (a) (7) (consult with counsel to obtain legal advice) (Subject: Agricultural Preservation)*
- C. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508 (a) (7) (Subject: Headquarters Project)*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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1. **Zoning Text Amendment No. 04-20**

Introduced by Councilmember Denis; amend the Zoning Ordinance to allow a hotel by right in the C-2 zone as part of a regional shopping center with gross leasable area in excess of 1,200,000 square feet, under certain circumstances; and to allow an increase in building height to accommodate development of a theater complex and hotel at a regional shopping center with a gross leasable area in excess of 1,200,000 square feet

**Staff Recommendation:** Approval with modifications

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**2. Zoning Text Amendment No. 04-10**

Introduced by the District Council at the request of the County Executive; amend the Zoning Ordinance to revise the definition for “accessory apartment” and add a definition for “accessory apartment, large;” and revise the approval process for accessory apartments from a special exception to administrative review for certain accessory apartments including modifications to the development standards

**Staff Recommendation:** Deferral.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**3. Preliminary Plan No. 1-04104 Cambodian Buddhist Temple**

R-200 Zone; 7 acres; 1 lot requested (1 existing); 2,345 square foot accessory building addition to an existing place of worship

Community water and community sewer.

Located on the west side of New Hampshire Avenue (MD 650) at the terminus of Green Spring Lane

Applicant: Cambodian Buddhist Society, Inc.

Engineer: AB Consultants, Inc.

Planning Area: Colesville/White Oak

**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

**Preliminary Plan No. 1-04104 Cambodian Buddhist Temple (continued)**

- 2) Approval under this preliminary plan is limited to a house of worship consisting of an existing temple, monks' residence and an additional temple, of 2,345 square feet; and no weekday educational institution, daycare or school.
- 3) Consistent with the 1997 Approved and Adopted *White Oak Master Plan*, dedicate and show on the final record plat, right-of-way along New Hampshire Avenue to provide either 60 feet from the roadway centerline, or 120 feet from the opposite roadway right-of-way line.
- 4) Per the Montgomery County Department of Public Works and Transportation (DPWT) letter dated October 8, 2004, provide an easement for the full width extension and termination of Green Spring Lane as a cul-de-sac entirely within the subject property.
- 5) Provide a lead-in sidewalk into the site from New Hampshire Avenue to the existing concrete walk that leads to the existing temple.
- 6) Coordinate with the DPWT, Department of Permitting Services (DPS) and Maryland State Highway Administration (SHA) on any site access/site frontage improvements along New Hampshire Avenue, and on-site parking.
- 7) Compliance with the conditions of the MCDPS stormwater management approvals dated May 12, 2004 and September 8, 2004.
- 8) Compliance with conditions of MCDPWT letter dated October 8, 2004, unless otherwise amended.
- 9) 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.
- 10) 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.
- 11) Other necessary easements.

**BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action:**

**4. Preliminary Plan Amendment Review No. 1-99043B Fishers Place**

I-1 Zone; 11.82 acres; two (2) lots; addition of 64,800 square-foot research and development space; existing 707,200 square feet of existing general office and research and development, and 8,000 square feet of general retail use

Community water and community sewer

Located in the northeast quadrant of the intersection of Fisher's Lane and Twinbrook Parkway

Applicant: The JBG Companies

Engineer: VIKA, Inc..

Attorney: Holland & Knight LLP

Planning Area: North Bethesda

**Staff Recommendation:** Approval to amend the previous conditions of approval.

**\*\*\*\*\*See discussion and conditions in staff report\*\*\*\*\***

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

5. **Preliminary Plan No. 1-97098 Thompson Farm**

RDT Zone; 434.73 acres; 17 lots requested; 17 single-family detached dwellings

Private well and private septic

Located on the east side of Slidell Road, approximately 4,700 feet southwest of Comus Road

Applicant: Charles H. Jamison

Engineer: Benning and Associates

Attorney: Clifford, Debelius, Crawford, Bonifant and Fitzgerald

Planning Area: Clarksburg

**Staff Recommendation:** Approval, subject to conditions.

**\*\*\*\*\*See discussion and conditions in staff report\*\*\*\*\***

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**6. Preliminary Plan No. 1-02096 – Howard Hughes**

R-90 Zone; 36.44 acres; 75,000 square-foot addition of administrative office for Philanthropic Institute

Community water and community sewer

Located in the southwest quadrant of the intersection of Jones Bridge Road and Connecticut Avenue (MD 185)

Applicant: Howard Hughes Medical Institute  
Engineer: Patton Harris Rust & Associates, PC  
Attorney: Venable, Baetjer and Howard LLP

Planning Area: Bethesda/Chevy Chase

**Staff Recommendation:** Approval, subject to conditions:

- 1) Approval under this preliminary plan is limited to the existing uses (195,000 square feet charitable and philanthropic use), 3 residential structures, and an additional 75,000 square feet of office.
- 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) Applicant is bound by all conditions of Board of Appeals action on Special Exception Case No. S-1565A.
- 4) Compliance with conditions of Historic Area Work Permit 35/10-03K.
- 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 Master Plan, unless otherwise designated on the preliminary plan.
- 6) Record plat to reflect a 60 feet of dedication from centerline of Connecticut Avenue.
- 7) Record plat to reflect dedication of 40 feet from centerline of Jones Bridge Road.
- 8) Provide funding to the Department of Public Works and Transportation (DPWT) to implement the following mitigating measures as agreed with the County Executive staff:
  - a) Funding for the installation of three bus shelters and three real time transit information signs. The location of these installations in the study area will be determined by the division of Transit Services.
  - b) Funding for the installation of 3,120 linear feet of sidewalk in the Bethesda-Chevy Chase Policy Area.
- 9) Record plat to reflect a Category I or Category II easement over all areas of forest conservation as required by the final forest conservation plan.
- 10) Compliance with the conditions of approval of the MCDPS stormwater management approval dated, October 1, 2003.
- 11) Access and improvements as required to be approved by MCDPWT prior to recordation of plat.
- 12) Access and improvements as required by SHA to be satisfied prior to recordation of plat.

**Preliminary Plan No. 1-02096 – Howard Hughes (continued)**

- 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.
- 14) 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 No. 1-04068 Leesborough (Good Counsel)**

RT-15 Zone; 13.86 acres; six (6) single-family detached dwellings, 139 townhouses, 45 multi-family dwelling units, including 24 MPDUs

Community water and community sewer

Located 200 feet south of Arcola Avenue directly fronting Georgia Avenue (MD 97) and Amherst Avenue

Applicant: Batchellors Forest, L.L.C.  
c/o Centex Homes

Engineer: Loiederman Soltesz Associates

Planning Area: Kensington/Wheaton

**Staff Recommendation:** Approval, subject to conditions:

**\*\*\*\*\*See discussion and conditions in Preliminary/Site Plan staff report\*\*\*\*\***

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**8. Site Plan Review No. 8-04027-Leesborough**

RT-15 zone; 13.86 acres; 6 single-family detached dwelling units, 139 townhouses; 45 multi-family dwelling units, including 24 MPDUs; 200 feet south of Arcola Avenue directly fronting Georgia Avenue (MD 97) and Amherst Avenue, Kensington/Wheaton.

APPLICANT: Bachellors Forest, LLC

ENGINEER: Loiederman Soltesz Associates, Inc.

**Staff Recommendation:** Approval with conditions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**9. Record Plats**

**Staff Recommendation:** The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

- 2-05075      The Regency at Leisure World  
East side of Georgia Avenue, between Rossmore Blvd and Bel Pre Road  
PRC Zone, 1 lot and 1 parcel  
Community water, community sewer  
Planning Area: Aspen Hill  
Glen Eagles, L.C., Applicant
- 2-05076      Colesville Estates  
Northeast side of Smith Village Road  
R-90 Zone, 1 lot  
Community water, community sewer  
Planning Area: Colesville-White Oak  
Renita Smith, Applicant
- 2-05077      Whites Farm  
East of Wildcat Road, north of Piedmont Road  
RDT Zone, 1 lot  
Private well, private septic  
Planning Area: Bennett & Little Bennett  
Kay H. White, Applicant
- 2-05078      Edgemoor  
East side of Fairfax Road, between Edgemoor Lane and Hampden Lane  
R-90 Zone, 1 lot  
Community water, community sewer  
Planning Area: Bethesda-Chevy Chase  
West Consulting Group, Applicant
- 2-05079      Buckingham Terrace  
East side of University of Boulevard, end of Cornwall Street  
R-60 & RT-15 Zone, 11 lots  
Community water, community sewer  
Planning Area: Kemp Mill-Four Corners  
GBI Buckingham, LC, Applicant

**Record Plats (continued)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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10. **Damascus Master Plan Public Hearing (Preliminary) Draft – PUBLIC HEARING**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**