

**Agenda for Montgomery County Planning Board Meeting
Thursday, December 20, 2001, 9:30 a.m.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: June 14, 2001 Commissioners' Reports Directors' Reports Reconsideration Requests	
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1. Special Protection Area Preliminary Water Quality Plan – Hunt-Miles Property
(Development Plan Amendment No. 02-01)

PD-2 Zone; south of Miles Road, 300 feet west of Old Columbia Pike, Silver Spring

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Development Plan Amendment No. 02-01 – Hunt-Miles Property

Hunt Family Limited Partnership, applicant, requests modification to an approved Development Plan (Zoning Case No. G-400) for density reduction from 96 dwelling units (50 single-family and 46 townhouses) to 44 single-family; 48.19 acres, PD-2 Zone; south of Miles Road, 300 feet west of Old Columbia Pike, Silver Spring

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Project Plan Review No. 9-01002A – Bethesda Triangle

CBD-1 Zone; 314 apartment units, 19,573 square feet office, 7,000 square feet restaurant, 6,280 square feet retail; between Delray and Cordell Avenues, 100 feet southwest of Woodmont Avenue; Bethesda-Chevy Chase and Vicinity, PA#35

APPLICANT: Bethesda Triangle, LLC

ENGINEER: VIKA, Inc.

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Request to Revise Previous Conditions of Approval For Preliminary Plan No. 1-01012A – Bethesda Triangle**

CBD-1 Zone; One (1) Lot Previously Approved (33,000 Square Feet Retail Facility and 322 Multi-family Dwelling Units)
Community Water and Community Sewer

Located between Delray and Cordell Avenues, Approximately 100 Feet Southwest of Woodmont Avenue

Policy Area: Bethesda/Chevy Chase

APPLICANT: Bethesda Triangle LLC

ENGINEER: VIKA Inc

Staff Recommendation: Approval, Subject to the Following Conditions:

- (1) Approval of this preliminary plan is limited to a maximum of 19,573 square feet office, 7,000 square feet restaurant, 6,280 square feet general retail and 314 multi-family (High Rise) dwelling units. The applicant shall participate in the Bethesda Transportation Management Organization through a formal Traffic Mitigation Agreement with the M-NCPPC and the Montgomery County Department of Public Works and Transportation to achieve and maintain the thirty-seven (37) percent non-auto driver mode share for the retail employees in the peak period. The trip reduction program is to be negotiated and finalized by the technical staff
- (2) Dedication of Rugby Avenue, Cordell Avenue and Del Ray Avenue shall be 30' from center line of right-of-way
- (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 Bethesda-Chevy Chase Sector Plan, unless otherwise designated on the preliminary plan
- (4) Applicant to submit a landscape and streetscape plan with site plan application for review and approval
- (5) Access and improvements, as required, to be approved by MCDPW&T prior to recording of plat
- (6) Conditions of MCDPS stormwater management approval
- (7) Compliance with the provisions of Chapter 25A, as applicable at the time of plat recordation
- (8) No clearing, grading or recording of plat prior to site plan approval
- (9) The validity of the preliminary plan is dependent upon the applicant proceeding with and abiding by the terms and conditions of approval for Project Plan No. 9-01002
- (10) 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 the property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- (11) The Adequate Public Facilities (APF) review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (12) Other necessary easements

4. Request to Revise Previous Conditions of Approval For Preliminary Plan No. 1-01012A
- Bethesda Triangle - Continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Site Plan Review No. 8-01016A – Bethesda Triangle

CBD-1 Zone; 314 apartment units, 19,573 square feet office, 7,000 square feet restaurant, 6,280 square feet retail; between Delray and Cordell Avenues, 100 feet southwest of Woodmont Avenue; Bethesda-Chevy Chase and Vicinity, PA#35

APPLICANT: Bethesda Triangle, LLC
ENGINEER: VIKA, Inc.

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Site Plan Review No. 8-01028 – Germantown Veterinary Clinic

TS Zone; veterinary clinic; on Father Hurley Boulevard, 250 feet northeast of Wisteria Drive; Germantown and Vicinity, PA#19

APPLICANT: Dr. Mark Olcott
ENGINEER: Clark, Finefrock & Sackett, Inc.

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Pre-Preliminary Plan No. 7-01053 – Nicholson Property

R-200 Zone; Thirty One (31) Lots Requested (Single-Family Detached Dwelling Units);
15.81 Acres
Community Water and Community Sewer

Location on the East Side of Layhill Rd (MD 182), Approximately 200 Feet North of
Queensguard Road

Policy Area: Aspen Hill

APPLICANT: Magruder/Reed Communities LLC
ENGINEER: PG Associates

Staff Recommendation: No Objection To The Submission of Preliminary Plan Under the
FY 2002 Annual Growth Policy Special Ceiling Allocation For Affordable Housing. This
Recommendation is Dependent Upon the Application Complying With The Provisions Of
Chapter 50, Subdivision Regulations.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Preliminary Plan Review No. 1-02034 – Vitullo Property

R-60 Zone; One (1) Lot Requested (Single-Family Detached Dwelling Unit); .284 Acre
Community Water and Community Sewer

Located at the West End of Woodland Avenue, Approximately 580 Feet Southeast of Ethan
Allen Avenue

Policy Area: Silver Spring/Takoma Park

APPLICANT: Richard Vitullo & Margaret Weigers

ENGINEER: Landmar Engineers Inc

Staff Recommendation: Approval, Subject to the Following Conditions:

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Request For Waiver Pursuant to Section 50-38 of Subdivision Regulations for Subdivision Regulations Waiver No. 02002 - Kum Tarry

RDT Zone; One (1) Parcel and one (1) 0.24 Acre Out lot Proposed; 36.33 Total Acres
Private Well and Private Septic

Located on the West Side of Ridge Road (MD 27), Approximately a Half Mile South of the Montgomery County/Howard County Line

Policy Area: Damascus

APPLICANT: Stuart Friedman
ENGINEER: Vanmar Associates

Staff Recommendation: Grant Waiver Pursuant to Section 50-38 of the 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) Necessary Easements

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:

10. Draft Amendment to the Master Plan for Historic Preservation

Canada Dry Bottling Plant (#36/44); located at 1201 East-West Highway, Silver Spring –
Worksession and Action

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

Staff Recommendation: Decline to transmit to County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Transportation Policy Report

Worksession #2

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

Staff Recommendation: Discussion.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Woodstock Equestrian Park Master Plan (Public Hearing Draft)

Staff Recommendation: Public hearing.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. Preliminary Plan Review No 1-02009 – Anscroft Preserve

LDRC/RE-2 Zones; Three (3) Lots Requested (Single-Family Detached Dwelling Units);
15.35 Acres
Community Water and Community Sewer

Located at the South End of Westminster Drive, Approximately 700 Feet East of Cross
Timber Terrace

Policy Area: Olney

APPLICANT: Mr. Douglas Guzick

ENGINEER: Site Solutions Inc.

ATTORNEY: Holland & Knight

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 Olney Master Plan unless otherwise designated on the preliminary plan
- (3) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation areas
- (4) Record plat to provide for dedication of 60 feet of right-of-way for Westminster Drive
- (5) Record plat to reflect common ingress/egress easements over all shared driveways
- (6) Access and improvements for the terminus of Westminster Drive to be approved by MCDPWT prior to recordation of plat(s)
- (7) No clearing, grading or recording of plats prior to site plan enforcement agreement approval
- (8) Final approval of the location of the dwelling units and sidewalks, will be determined at site plan
- (9) Applicant to provide four (4) individual outlots, twenty-five (25) feet wide from the right-of-way of Westminster Drive to the adjoining parcel 925
- (10) 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
- (11) 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
- (12) Necessary easements

13. Preliminary Plan Review No 1-02009 – Anscroft Preserve - Continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

14. **Site Plan Review No. 8-02009 - Anscroft Preserve**

LDRC Zone; 3 single-family dwelling units; at the south end of Westminster Drive, approximately 700 feet east of Cross Timber Terrace; Olney and Vicinity, PA-23

APPLICANT: Mr. Douglas Guzick
ENGINEER: Site Solutions, Inc.

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

15. **Preliminary Plan Review No. 1-02024 – Reserve at Ashton**

RNC Zone; Sixteen (16) Lots Requested (Single-Family Detached Dwelling Units); 36 Acres
Community Water and Community Sewer

Located on the East Side of Alexander Manor Drive, Approximately 1,000 Feet North of
Ednor Road

Policy Area: Cloverly

APPLICANT: R.A.M. Investing Ltd.
ENGINEER: Site Solutions Inc.
ATTORNEY: Dufour & Kohlhoss Chtd.

Staff Recommendations: Approval, Subject to the Following Conditions:

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

16. **Site Plan Review No. 8-02005 – Reserve at Ashton**

RNC Zone; 16 single-family detached dwelling units; on the east side of Alexander Manor Drive, 1,000 feet north of Ednor Road; Cloverly/Norwood and Vicinity, PA 28

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

17. 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:

