

**Agenda for Montgomery County Planning Board Meeting
Thursday, February 21, 11:00 a.m.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: June 28, 2001 Commissioners' Reports Directors' Reports Reconsideration Requests	
---	--

GENERAL MEETING (*Third Floor Conference Room*)

Program Coordination, Legal, Legislation, and Administrative Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Damascus Valley Local Park**

Authorization to acquire 5.135 acres, more or less, unimproved, south of MD 108, near Damascus, from Roy E. and Kathy A. Stanley

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Board of Appeals Petition No. S-382-D (Special Exception Modification)**

BP Amoco Corporation, applicant, requests modification to an existing automobile filling station to demolish existing structures and construct a new facility with an ancillary convenience store; C-1 Zone; 0.8 acre; 13800 Georgia Avenue, Aspen Hill

(Action Required for Hearing of 3-20-02)

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Site Plan Review No. 8-02019 – Mandell Property

LDRCDZ Zone; 14 lots (Single-Family Residential Dwelling Units), on Bachellors Forest Road, 450 feet south of Olney Sandy Spring Road; Olney

APPLICANT: PORTEN COMPANIES
ENGINEER: CHARLES P. JOHNSON & ASSOC.

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Preliminary Plan Review No. 1-02026 – Wheaton Forest**

CBD-R1, CBD-3 Zones; Seventy-Five (75) Lots and Two Hundred Fifty (250) Apartment Units (75 Single-Family Dwelling Units, 250 Multi-Family Dwelling Units); 7.56 Acres

Located on the East Side of Georgia Avenue (MD 97), Approximately 200 Feet North of Prichard Road

Community Water and Community Sewer

Policy Area: Wheaton CBD

APPLICANT: Bozzuto Group and Eakin/Youngentob Associates
ENGINEER: VIKA Inc.
ATTORNEY: Holland & Knight L.L.P.

Staff Recommendation: Approval, Subject to the Following Conditions:

- 1) Compliance with the conditions of approval of the Transportation Planning memorandum dated February 15, 2002, as follows:
 - Limit the preliminary plan to no more than 75 townhouses, 250 garden apartments, a health club, a 400 space parking garage and the existing retail/office building of approximately 87,800 square feet.
 - Dedicate sufficient right-of-way along the Georgia Avenue (MD 97) property frontage to provide 69 feet of right-of-way from the centerline as shown on the preliminary plan.
 - Dedicate ten feet of right-of-way along the property frontage on Amherst Avenue as shown on the preliminary plan to provide for a total of 70 feet of right-of-way.
 - Coordinate with the Maryland State Highway Administration (SHA) and the Montgomery County Department of Public Works and Transportation concerning modification of the traffic signal at Georgia Avenue (MD 97)/Prichard Road and Veirs Mill Road (MD 586) to eliminate the free-flow movement for northbound Georgia Avenue (MD 97) to provide a safe pedestrian crossing of Georgia Avenue in close proximity to the site.
 - Provide sidewalk around the perimeter of the site, along the internal access road, and connections into the site from Amherst Avenue, Prichard Road and Georgia Avenue as shown on the preliminary plan.
- 2) Compliance with the conditions of approval of the Community Based Planning memorandum dated February 15, 2002 as follows:
 - The project will provide a minimum of 15 feet behind the curb to include a 6-foot tree panel and a minimum six-foot sidewalk along the Amherst Avenue frontage of the project.
 - The building height along Amherst Avenue will be as presented on a cross section of the site in a meeting between the applicant and the staff on February 7, 2002.
 - The project will provide adequate pedestrian-scale lighting for the mid-block sidewalk from Georgia Avenue towards Amherst Avenue along the existing office building on the site.

4. Preliminary Plan Review No. 1-02026 – Wheaton Forest - Continued

- The project will provide a minimum of 10-foot ROW dedication along Amherst Avenue for a full ROW of 70 feet.
 - The project will provide the Wheaton Streetscape around the periphery of the site in consultation with the Montgomery County Department of Housing and Community Affairs.
- 3) 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, as appropriate
 - 4) Compliance with conditions of County Council abandonment resolution for the twenty foot wide alley under AB-649
 - 5) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the widths as shown on the approved preliminary plan
 - 6) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full shown on the preliminary plan and to the design standards imposed by all applicable road codes
 - 7) Record Plat to reference all common ingress/egress easements and common areas under Home Owner Association jurisdiction
 - 8) Compliance with the conditions of MCDPS stormwater management approval
 - 9) Prior to recording of plat(s), applicant to demonstrate conformance with MCPB adopted guidelines for recreation
 - 10) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s) and MDSHA prior to issuance of access permits
 - 11) 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
 - 12) 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
 - 13) Necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Preliminary Plan Review No. 1-02064 – Bon Air Heights (Resubdivision)**

R-60 Zone; Two (2) Lots Proposed; (Single-Family Detached Dwelling Units, One Existing);
38,540 Square Feet

Located on the South Side of Windward Place at the Intersection With Leeward Place

Community Water and Community Sewer

Policy Area: Bethesda - Chevy Chase

APPLICANT: Nancy Lynn Ward Bridges

ENGINEER: Witmer and Associates

Staff Recommendation: Approval, Pursuant to Section 50-29 (b)(2), with Conditions.

******* See Discussion and Conditions Enumerated In Staff Report *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

-
6. 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:

