
**Agenda for Montgomery County Planning Board Meeting
Thursday, September 26, 2002, 1 P.M.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: May 23, 2002 Commissioners' Reports Directors' Reports Reconsideration Requests	
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GENERAL MEETING (*Third Floor Conference Room*)

- A. Administrative Items
- B. Biannual Report
- C. *Proposed Closed Session pursuant to Maryland State Code Section 10-508(a)(4)
(proposal for a business to locate, expand or remain in the State)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. Preliminary Plan No. 1-99088 – Arlington East

C-2 Zone; 2.0 Acres; One (1) Lot, One Hundred Eighty (180) Multi-Family Dwelling Units, 40,000 Square Feet General Retail, and 10,800 Square Feet Restaurant Space

Community Water and Community Sewer

Northeast Quadrant of the Intersection of Arlington Road and Bethesda Avenue

Policy Area: Bethesda CBD

Applicant: Federal Realty Investment Trust

Engineer: Macris, Hendricks and Glascock

Attorney: Holland and Knight

Staff Recommendation: Approval, Subject to the Following Conditions:

- 1) Approval under this preliminary plan is limited to one hundred eighty (180) multi-family housing units and 50,800 square feet of retail.
- 2) Record plat to provide for forty (40) feet of right-of-way from the centerline of Arlington Road.
- 3) Record plat to provide for thirty (30) feet of right-of-way from centerline of Elm Street.
- 4) Record plat to provide for thirty (30) feet of right-of-way from Bethesda Avenue.
- 5) Widen Arlington Road to provide five (5) lanes and a fifty (50) foot pavement width with the center lane for left-turn movements.
- 6) Prohibit left-turn movements from the garage onto Elm Street.
- 7) Provide a “drop off area” on Arlington Road and maintain as safe and consistent fifteen (15) foot pedestrian passageway in front of the building by recessing the first floor of the building for the full seventy (70) foot length of the “drop off” area.
- 8) 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 CBD Master Plan unless otherwise designated on the preliminary plan.
- 9) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Bethesda CBD Master Plan, and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan, “To Be Constructed By _____” are excluded from this condition.
- 10) Record plat to reflect common ingress/egress easements over all shared driveways.
- 11) Access and improvements as required to be approved by MCDPWT prior to recordation of plat.
- 12) No clearing, grading or recording of plats prior to site plan enforcement agreement approval.

Preliminary Plan No. 1-99088 – Arlington East - Continued

- 13) Final approval of the number and location of buildings, dwelling units (including MPDU's), on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan.
- 14) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff.
- 15) Final number of MPDU's as per condition #13 above to be determined at the time of site plan.
- 16) 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.
- 17) 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.
- 18) Other necessary easements.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Site Plan Review No. 8-02035 - Arlington East

C-2 Zone; 180 Multi-family dwelling units with MPDU's, Commercial Retail and Restaurant; Northeast quadrant, intersection of Arlington Road and Bethesda Avenue; PA – 35/Bethesda – Chevy Chase & Vicinity

Staff Recommendation: Approval with conditions.

APPLICANT: Street Retail, Inc. c/o Realty Investment Trust

ENGINEER: Macris, Hendricks & Glascock, P.A.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Mandatory Referral No. 02203-FS-1 Alta Vista Elementary School

Beech Avenue, Bethesda – Chevy Chase M.P.

Staff Recommendation: Approval with comments.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Mandatory Referral No. 02002-SHA-1

Review of State Highway Administration intersection improvement project at Clopper Road (MD 117) from Firstfield Road to I-270 and at Quince Orchard Road (MD 124)

Staff Recommendation: Approval with comments.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Preliminary Plan No. 1-02099 – Silver Spring Square

CBD-2 Zone; 3.38 Acres; One (1) Lot Proposed; Two Hundred Twenty (220) Multi-Family Dwelling Units

Community Water and Community Sewer

Located in the Northeast Quadrant, Intersection of East West Highway (MD 410) and Blair Mill Road

Policy Area: Silver Spring CBD

Applicant: JBG Companies

Engineer: VIKA, Inc.

Attorney: Linowes and Blocher

Staff Recommendation: Approval, Subject to the Following Conditions:

- 1) Approval under this preliminary plan is limited two hundred twenty (220) dwelling units
- 2) Provide forty five (45) feet of right-of-way from the centerline of East West Highway (MD 410) to be consistent with the adjacent property known as Silver Spring Metro Center.
- 3) Provide thirty (30) feet of right-of-way from the centerline of Blair Mill Road.
- 4) Widen East West Highway (MD 410) by approximately sixteen (16) feet along the frontage of the property to provide a cross section consistent with the existing width at the adjacent property.
- 5) Enter into an agreement for the common access with the adjacent Silver Spring Metro Center project on the northwest side.
- 6) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Silver Spring CBD Master Plan unless otherwise designated on the preliminary plan.
- 7) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Silver Spring CBD Master Plan, and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By _____" are excluded from this condition.
- 8) 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.
- 9) Record plat to reflect common ingress/egress easements over all shared driveways.
- 10) Compliance with the conditions of MCDPS stormwater management approval.
- 11) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s) and MDSA prior to issuance of access permits.
- 12) No clearing, grading or recording of plats prior to site plan enforcement agreement approval
- 13) Final approval of the number and location of buildings, dwelling units (including MPDU's), on-site parking, site circulation, sidewalks, and bike paths will be determined at site plan
- 14) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff.
- 15) Final number of MPDU's as per condition #13 above to be determined at the time of site plan.

Preliminary Plan No. 1-02099 – Silver Spring Square - Continued

- 16) 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.
- 17) 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.
- 18) Other necessary easements.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Site Plan Review No. 8-02040 - Silver Spring Square

CBD-2 Zone; 220 Multi-family dwelling units, including 28 MPDU’s; Northeast quadrant, intersection of East West Highway and Blair Mill Road; PA – 36/Silver Spring CBD & Vicinity

Staff Recommendation: Approval with conditions

Applicant: The JBG Companies
Engineer: VIKA, Inc.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Evaluation for Legacy Open Space Program, Canada Dry Building property at 1201 East-West Highway

Approximately 500 feet west of Georgia Avenue; Silver Spring CBD

Staff Recommendation: Deferred from July 18, 2002. Remove the Canada Dry Building from the Class III site list in Appendix D of the Legacy Open Space Functional Master Plan.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Preliminary Plan No. 1-02094 – Greenhills Subdivision

RT-6 Zone; 2.23 Acres; Twelve (12) Lots Requested; Single Family Attached Dwelling Units

Community Water and Community Sewer

Located on the East Side of Ridge Road (MD 27), Approximately 800 Feet North of the Intersection With Tralee Terrace

Policy Area: Damascus

Staff Recommendation: Approval of Eleven (11) Lots Only, Subject to the Following Conditions:

- 1) Applicant to submit revised preliminary plan and site plan depicting eleven (11) lot layout for technical staff review and approval
 - 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 Eighty (80) feet of right-of-way Forty (40) feet from centerline) for Ridge Road (MD27).
 - 6) Record Plat to reflect all areas under Homeowners Association ownership and Stormwater Management areas.
 - 7) Compliance with the conditions of MCDPS stormwater management approval dated June 7, 2002.
 - 8) Applicant to construct an 8' wide paved trail within Parcel B, from Route 27 to a point adjacent to the back of the Applicant's property. Said trail to connect with any trail being constructed in Parcel B pursuant to the Magruder Park development. Applicant to work with M-NCPPC staff prior to submittal of the final record plat to establish the trail's alignment. Trail to be constructed to park standards and specifications
 - 9) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
 - 10) No clearing, grading or recording of plats prior to site plan enforcement agreement approval.
 - 11) Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan
 - 12) A landscape and lighting plan must be submitted as part of the site plan application for review and approval.
 - 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) 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.
- Other necessary easements

Preliminary Plan No. 1-02094 – Greenhills Subdivision - continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Site Plan Review No. 8-02033 - Green Hills

RT-6 Zone; 12 Townhouses; On east side of Ridge Road, 800 feet North of Tralee Terrace; PA – 14/Goshen, Woodfield, Cedar Grove & Vicinity

Staff Recommendation: Approval with conditions.

APPLICANT: Allen Roy Builders, Inc.

ENGINEER: Perrine Planning & Zoning, Inc.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Preliminary Plan No 1-03002 – Manor Spring West

R-90 Zone; 1.30 Acres; Two (2) Lots Proposed; Single Family Detached Dwelling Units

Community Water and Community Sewer

Located on the Northern Terminus of Disney Lane, Approximately 300 Feet North of Wilton Oaks Drive

Policy Area: Glenmont Transportation Policy Area

Applicant: Manor Spring South, L.L.C.

Engineer: Macris, Hendricks and Glascock

Staff Recommendation: Approval, Including a Waiver of Frontage for Two (2) Lots Pursuant to Section 50-26(a)(2), 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 forest conservation areas.
- 3) Record plat to reflect common ingress/egress easements over all shared driveways.
- 4) Compliance with the conditions of MCDPS stormwater management approval including engineered sediment control plan.
- 5) Access and improvements as required to be approved by MCDPWT prior to recordation of plat.
- 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) Other necessary easements.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Subdivision Review Waiver SRW - 03000 – Arcola

R-90 Zone; 32,827 Square Feet; One (1) Lot; One (1) Existing Single Family Detached Dwelling Unit

Community Water and Community Sewer

Located in the Southeast Quadrant of Intersection of Parker Avenue and Martin Avenue

Policy Area: Kensington - Wheaton

Applicant: Dennis Lee Parker

Engineer: Oyster, Imus and Petzold

Staff Recommendation: Approval, Pursuant to Section 50-38 of the Montgomery County Subdivision Regulations and Subject to the Following Condition:

- 1) Applicant to submit a complete record plat application within 60 days of Planning Board action on the waiver request approval
- 2) Recordation of plat to occur within 90 days of record plat application submission

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Preliminary Plan No. 1-00009 – Armenian Youth Center

RC Zone; 17.24 Acres; One (1) Lot Requested; House of Worship and Associated Uses

Community Water and Private Septic

Located on the North Side of Darnestown Road (MD 28), Approximately 2,000 Feet East of Darnestown-Germantown Road (MD 118)

Policy Area: Rural (Darnestown)

Applicant: Armenian Youth Center of Greater Washington

Engineer: Benning and Associates and Landmark Engineers

Attorney: Clifford, Debelius, Crawford, Bonifant, and Fitzpatrick

Staff Recommendation: Approval Subject to Conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. The FOLLOWING **Record Plats** are Recommended for APPROVAL, Subject to the Appropriate Conditions of Approval of the Preliminary and/or Site Plans:

NOT AVAILABLE FOR TIME OF PRINTING

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: