

**Agenda for Montgomery County Planning Board Meeting
Thursday, November 21, 2002, 9:30 A.M.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: September 19, 2002 Commissioners' Reports Directors' Reports Reconsideration Requests	
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GENERAL MEETING (*Third Floor Conference Room*)

A. Administrative Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **AB 655: Abandonment of a portion of Ramsey Avenue between Colesville Road and Wayne Avenue, Silver Spring**

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Site Plan Review No. 8- 81084A – Pepsi Bottling, Parcel C, Briggs Chaney Ind. Park;**

I-3 Zone; 11,800 gross square feet warehouse & loading addition; 3325 Briggs Chaney Road; PA-36/Silver Spring & Vicinity

APPLICANT: Pepsi Bottling Group

ENGINEER: Evans Engineering, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Board of Appeals Petition No. S-538-C (Special Exception)

Modification to the existing Aspen Hill Club, 15.97 acres; 14501 Homecrest Road, Silver Spring – Deferred from Planning Board Mtg. 9/12/02

Staff Recommendation: Discussion.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Board of Appeals Petition No. S-2527 (Special Exception)

Twin Pond Farm, LLC, applicant, requests a special exception for a Wholesale Horticultural Nursery; RDT zone; 15315 Mt. Nebo Road, Poolesville

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Board of Appeals Petition No. S-2528 (Special Exception)

Twin Pond Farm, LLC, applicant, requests a special exception for a Landscape Contractor; RDT zone; 15315 Mt. Nebo Road, Poolesville

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Board of Appeals Petition No. S-2529 (Special Exception)

Twin Pond Farm, LLC, applicant, requests a special exception for Manufacture of Mulch and Composting; RDT zone; 15315 Mt. Nebo Road, Poolesville

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Mandatory Referral No. 02205-MCPS-1 - Modernization of Somerset Elementary School

5811 Warwick Pl. Chevy Chase

Staff Recommendation: Approval to transmit comments to Montgomery County Public Schools.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Draft Amendment to the Rustic Roads Functional Master Plan, Gaithersburg Vicinity Master Plan and Clarksburg Master Plan & Hyattstown Special Study Area

Public Hearing, Worksession

Staff Recommendation: Approval to transmit to the County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Preliminary Plan Review No. 1-03016 – CSAAC Headquarters

TS zone; 36,000 gross square feet institutional office space and 4.0 acres open space dedication and waiver for parking and landscaping; On East Village Avenue, approximately 330 feet east of Fulks Farm Road; Gaithersburg & Vicinity

Applicant: Community Services for Autistic Adults and Children

Engineer: Macris, Hendricks, and Glascock

Attorney: Linowes and Blocher

Policy Area: Montgomery Village /Airpark

Staff Recommendation: Approval with conditions.

- 1) Approval under this preliminary plan is limited an institutional office use consisting of 36,000 square feet of office, training and support space and limit the number of administrative employees to forty (40) who are arriving and departing during the weekday morning peak period (6:30 a.m. to 9:30 p.m.) and during the weekday evening peak period (4:00 p.m. to 7:00 p.m.). The remaining employees are part-time who arrive and depart outside the weekday morning and evening peak periods.
- 2) Satisfy the following components of the APF test:
 - a. Local Area Transportation Review: Enter into a Traffic Mitigation Agreement (TMA) with the Planning Board to limit the CSAAC facility to forty (40) administrative employees who arrive or depart during the weekday morning and evening peak periods. The TMA should contain the necessary assurances to guarantee compliance with the limit of forty (40) administrative employees. With this TMA, the site-generated traffic would be less than fifty (50) peak-hour trips during the weekday morning and evening peak periods. Therefore, a traffic study would not be required to satisfy Local Area Transportation Review (LATR)
 - b. Policy Area Transportation Review (or Staging Ceiling Condition): Under the “Full Cost Developer Participation” provision in the *FY 03 Annual Growth Policy*, participate in the MD 124 Road Club by widening Woodfield Road (MD 124) from two to four lanes between Airpark Road and Fieldcrest Road. This widening would reduce congestion on MD 124, a major north-south roadway, on the eastern border of the Montgomery Village/Airpark Policy Area and add transportation capacity to the Policy Area. The additional capacity would result in mitigating all of the traffic generated by the proposed CSAAC facility and the approved land uses of the other Road Club members.
- 3) Conduct a traffic engineering study to determine the type of traffic control (i.e. four way stop signs, advance warning signs of the Silverfield Drive intersection, or other alternative) which would best improve the safety for left turning vehicles from Silverfield Drive onto westbound East Village Avenue. Coordinate with the Montgomery County Department of Public Works and Transportation (DPWT) to investigate other actions (i.e. reducing the raised median height along East Village Avenue) as alternative to better improve traffic safety.

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- 4) Coordinate with DPWT regarding the location of a sidewalk along East Village Avenue across the frontage of the property
 - 5) Record Plat to reflect all areas under Homeowners Association ownership and areas of Stormwater Management
 - 6) Compliance with the conditions of MCDPS stormwater management approval
 - 7) Access and improvements, including possible sidewalk construction, as required to be approved by MCDPWT prior to recordation of plat
 - 8) No clearing, grading or recording of plats prior to site plan enforcement agreement approval
 - 9) Final approval of the location of the buildings, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan
 - 10) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff
 - 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) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Site Plan Review No. 8-03004 – CSAAC Headquarters

TS- Zone; 36,000 gross square feet institutional office space and 4.0 acres open space dedication and waiver for parking and landscaping; On East Village Avenue, approximately 330 feet east of Fulks Farm Road; PA – 20/Gaithersburg & Vicinity

APPLICANT: Community Services for Autistic Adults and Children, Inc.

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

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Preliminary Plan Review No. 1-02083 – Boland Farms

5 lots (5 single family detached dwelling units); 4.14 acres; On the west side of Boland Farm Road, approximately 700 feet south of Observation Drive; Germantown

Applicant: Boland Farm Development L.L.C.

Engineer: Dewberry and Davis

Policy Area: Germantown East

Staff Recommendation: Approval with 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 Germantown Master Plan unless otherwise designated on the preliminary plan
- 3) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Germantown Master Plan, and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary

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- 4) plan, "To Be Constructed By _____" are excluded from this condition
Record plat to show delineation of a Category I conservation easement over the area of forest conservation areas
 - 5) Record plat to reflect common ingress/egress easements over all shared driveways
 - 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 November 1, 2002
 - 8) Prior to issuance of sediment control permits, applicant to provide to MCDPS an engineered stormwater management concept for review and approval.
 - 9) Access and improvements as required to be approved by MCDPWT prior to recordation of plat
 - 10) A final landscape/screening plan for the southern boundary of lots 1, 2 and 3 must be submitted for review and approval by technical staff. Planted area to be protected by a Category II easement
 - 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) Other necessary easements

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

12. Preliminary Plan Review No. 1-03007 – Glen Falls

R-200/TDR zone; 3 lots requested (3 single family detached dwelling units); 1.68 acres;
North side of South Glen Road, opposite intersection with Gary Road; Darnestown

Applicant: F.S. Peoples Realty

Engineer: A.E.S. Associates

Attorney: DuFour & Kohlhoss

Policy Area: Potomac

Staff Recommendation: Approval of 2 lots only with conditions.

See Discussion and Conditions Enumerated in Staff Report

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 TIMES OF PRINTING

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: