

Agenda for Montgomery County Planning Board Meeting
Thursday, February 27, 2003, 10:00 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: January 9, 2003 Commissioners' Reports Directors' Reports Reconsideration Requests	
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BROOKSIDE GARDENS VISITORS CENTER (*The Adult Education Room, 1800 Glenallan Avenue, Wheaton*)

A. *Closed Session: Pursuant to Maryland State Code Section 10-508(a) (1): (Topic: To discuss personnel matters)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

GENERAL MEETING MEETING (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

- A. Administrative Items
- B. Operating Funds FY03 seven-month Financial Report including projections to June 30, 2003.
- C. *Closed Session: Pursuant to Maryland State Government Code Annotated Section 10-508(a) (7) consult with counsel to obtain legal advice) (Topic: State Legislation)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. Mandatory Referral No. 02003-WSSC-1

Rock Creek Relief Sewer, Parklawn Cemetery to Mahan Road; Lower Rock Creek

Staff Recommendation: Approval with conditions to WSSC.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Remand of Development Plan Amendment DPA-02-2

Gables Residential, Inc. to permit development of 203 multi-family dwelling units in five buildings, 11.76 acres Town Sector Zone, Rothbury Drive, (SW of Snouffer School Road and Goshen Road intersection) Montgomery Village

Staff Recommendation: Approval of Development Plan Amendment and the Amended Supplementary Plan.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Eleven Water and Sewer Category Changes, Administrative Delegation Group 2003-01

Staff Recommendation: Approve Staff Review Recommendations and Transmit to County DEP.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Project Plan Review No. 9-03000, Newell Street Lofts**

CBD-1 Zone; 120 multi-family dwelling units; Southwest quadrant of the intersection of Newell Street and Kennett Street; Silver Spring & Vicinity, PA-36

APPLICANT: 8045 Newell Street, LLC
ENGINEER: Landmark Engineering, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Preliminary Plan No. 1-03021 – Newell Street Lofts**

CBD-1 Zone; 1.41 Acres; One (1) Lot Requested (One Hundred Twenty (120) Condominium/Garden Apartments, 3,000 Square Feet of Office Space) Community Sewer and Community Water

Located in the Southern Corner of the Intersection of Newell Street and Kennett Street

Policy Area: Bethesda CBD

Applicant: Newell Street L.L.C.
Engineer: Landmark Engineering, Inc.

Staff Recommendation: Approval, Subject to the Following Conditions:

- 1) Approval, under this preliminary plan, is limited to one hundred twenty (120) condominium garden apartments and 3,000 square feet of office space
- 2) Record Plat to reflect dedication of 70 feet of right-of-way along Newell Street

Preliminary Plan No. 1-03021 – Newell Street Lofts (continued)

- 3) Record Plat to reflect dedication of 60 feet of right-of-way along Kennett Street
- 4) Provide five foot sidewalk along Newell Street and eight foot sidewalk along Kennett Street as shown on approved preliminary plan
- 5) Participate in the Silver Spring Transportation Management District in accordance with the approved Traffic Mitigation Agreement
- 6) Conditions of MCDPS stormwater management approval
- 7) No clearing, grading or recording of plats prior to site plan enforcement agreement approval
- 8) 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
- 9) 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
- 10) 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
- 11) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Site Plan Review No. 8-01017A, White Flint Place;**

TS-M Zone; parking waiver request to reduce the number of spaces provided for 217,603 square feet of commercial; Northeast quadrant of the intersection of Rockville Pike and Old Georgetown Road; North Bethesda & Vicinity, PA-30

APPLICANT: WFP Front Lot Ltd. Partnership
ENGINEER: HLM Design

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Preliminary Plan No 1-03055 – Perkins and Burrows Addition to Linden (Resubdivision)

R-60 Zone; 14,188 Square Feet; Two (2) Lots Requested (Single Family Detached Dwelling Units, One Existing House)

Community Sewer and Community Water

East Corner of the Intersection of Kansas Avenue and Maine Avenue

Policy Area: Silver Spring/Takoma Park

Applicant: Beatriz Merchan

Engineer: O'Connell & Lawrence

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

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Preliminary Plan 1-03042– Congressional Forest Estates (Resubdivision)**

R-200 Zone; 2.66 Acres; Five Lots Requested (Five [5] Single Family Detached Dwelling Units [One (1) Existing])
Community Sewer and Community Water

Located on North Branch Drive, Approximately 500 Feet Southeast of the Intersection of Bradley Boulevard (MD 191) and Beech Hill Drive

Policy Area: Bethesda

Applicant: Augustine Homes of Maryland, L.L.C.

Engineer: CAS Engineering

Staff Recommendation: Approval of Four (4) Lots Only, Pursuant to Section 50-29 (b) (2) and Subject to Conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. 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:

