

Agenda for Montgomery County Planning Board Meeting
Thursday, May 15, 2003, 9:30 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: February 27, 2003 Commissioners' Reports Directors' Reports Reconsideration Requests	
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GENERAL MEETING (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

- A. Administrative Items
- B. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508(a) (7) (consult with counsel to obtain legal advice) (Subject: Public/Private Partnership Guidelines)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Consent Item:** Nine Reservations of Land for Public Use for the Inter-county Connector and Mid-county Highway (M-83)

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **South Silver Spring Pathway Proposal**

Briefing by DHCA

Staff Recommendation: Discussion

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Preliminary Plan No. 1-03040 – Tony’s Car Wash

C-3 Zone; 0.9369 Acres; One (1) Lot Requested (9,329 Square Feet Commercial Retail Car Wash)

Community Sewer and Community Water

Located on the North Side of Walter Johnson Road, Approximately 600 Feet North of Wisteria Drive, South of Germantown Road (MD 118)

Policy Area: Germantown West

Staff Recommendation: Approval, Subject to the Following Conditions

- (1) Approval under this preliminary plan is limited to a 9,329 Square feet commercial retail car wash with five (5) self service bays and one full service mechanical wash bay and participate in the following roadway improvements as outlined in the Transportation Planning Division memorandum dated May 7 2003;
 - a) Participate in the construction of a right turn lane from eastbound Middlebrook Road to Southbound MD 118 at the MD 118/Middlebrook Road intersection, including changing the signal phasing from the current north-south split to concurrent phasing
 - b) Participate in constructing a separate southbound right turn lane and a second northbound left turn lane on MD 118, and a second eastbound left turn lane on Wisteria Drive, and restriping the separate westbound right turn lane on Wisteria Drive as a shared through and right turn lane at the MD 118/Wisteria Drive intersection
 - c) The applicant shall also widen Walter Johnson Road 25 feet from the centerline along their frontage including the construction of a five-foot wide sidewalk from the end of Walter Johnson Drive into the Park. The applicant shall also install street trees, consistent with the recommendations of the master plan
- (2) The applicant is to construct a sound or noise reduction wall on their property between the car wash facilities and the adjacent Germantown Square Urban Park. Sound wall to extend along the entire side of the applicant’s property that is adjacent to parkland. Sound wall to be of a height, length, type and design/style that is acceptable to M-NCPPC Staff. Sound wall shall have a stonework front on the park side that matches the appearance of the stonework on the decorative walls existing within the park. Applicant to deliver a copy of the design details to staff for approval prior to recording of record plat.
- (3) Applicant to provide six (6) 3” caliper shade trees to be planted by the applicant on the adjacent Germantown Square Urban Park. The location for the plantings and the tree species to be used by the applicant to be determined by M-NCPPC staff. Trees to be guaranteed for at least one (1) year from the date of planting. The applicant to submit a detailed landscape plan and planting schedule prior to recording of plat
- (4) All road rights of way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the master plan, unless otherwise designated on the preliminary plan

Preliminary Plan No. 1-03040 – Tony’s Car Wash - continued

- (5) Compliance with the conditions of the forest conservation plan as approved at site plan. Applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit, as appropriate
- (6) Access and improvements, as required, to be approved by MCDPW&T per letter dated May 1 2003, unless otherwise amended
- (7) Final building location on-site circulation and landscape plans to be reviewed and approved at site plan stage
- (8) Conditions of MCDPS stormwater management approval
- (9) Record plat to reflect a note indicating no direct vehicular access to Germantown Road (MD 118)
- (10) Other necessary easements
- (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) 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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Site Plan Review No. 8-03020, Tony's Car Wash

C-3 Zone; 9,329 gross square feet commercial retail; 0.9369 acres; On the north side of Walter Johnson Road, approximately 600 feet north of Wisteria Drive; Germantown & Vicinity, PA-19

APPLICANT: CTG Oil Inc.

ENGINEER: Dewberry & Davis, LLC

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Site Plan Review No. 8-01003A, Montgomery County Airpark

I-4 Zone; 24,865 gross square feet industrial space including storage; 1.27 acres; On the north side of Cessna Drive, approximately 300 feet southwest of Queenair Drive; Gaithersburg & Vicinity, PA – 20

APPLICANT: The Haines Companies, Inc.

ENGINEER: Benning & Associates, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Site Plan Review No. 8-03018, Wisteria Business Park, Lots 2 & 3

O-M Zone; 27,000 gross square feet commercial office; 2.3 acres; West quadrant of the intersection of Walter Johnson Road and Wisteria Drive; Germantown & Vicinity, PA – 19

APPLICANT: Mid-Atlantic Federal Credit Union

ENGINEER: Site Solutions, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Site Plan Review No. 8-03006, WestFarm Technology Park, Parcel GGGG

I-3 Zone; 85,448 gross square feet hotel; 3.83 acres; Southwest quadrant of the intersection of Plum Orchard Drive and Cherry Hill Road; Fairland & Vicinity, PA-34

APPLICANT: Marriott Corporation

ENGINEER: Macris Hendricks and Glascock

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Preliminary Plan No. 1-03064 – Kings Valley Manor

RDT Zone: 17.2 Acres; One (1) Lot Requested (13,000 Square Feet, 300 – Seat House of Worship)

Community Sewer and Community Water

Located Southwest of the Intersection of Kings Valley Road and Stringtown Road, Across from Kings Valley Court

Policy Area: Rural (Little Bennett Watershed)

Applicant: Or Cadash Partners, LLC

Engineer: PG Associates

Staff Recommendation: Approval, Subject to the Following Conditions

- (1) Approval of this preliminary plan is limited to a 13,000 square feet, 300 seat House of Worship. Any modification to this use may require further Planning Board review and approval
- (2) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit, as appropriate
- (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 Master Plan, unless other wise designated on the preliminary plan
- (4) Prior to recording of plat applicant to submit final landscape and lighting plans for technical staff review and approval
- (5) Access and improvements as required to be approved by MCDPW&T, per letter dated, May 5, 2003, unless otherwise amended
- (6) Conditions of MCDPS stormwater management approval
- (7) Necessary easements
- (8) 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
- (9) This preliminary plan will remain valid to 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 property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Preliminary Plan No. 1-03076 – Willerburn Acres (Resubdivision)**

R-90 Zone; 28,314 Square Feet; One (1) Lot Requested (One (1) Existing Single Family Dwelling Unit)
Community Sewer and Community Water

Located on the South Side of Gainsborough Road, Approximately 1,900 Feet East of Seven Locks Road

Policy Area: Potomac

Applicant: Paul and Nancy Hamburger
Engineer: Dewberry and Davis

Staff Recommendation: Approval, Subject to the Following Conditions:

- (1) Necessary easements
- (2) 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 property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Preliminary plan no. 1-03039 – Capital View Park
(Resubdivision)**

R-60 Zone; 13,940 Square Feet; Two (2) Lots Requested (One (1) Existing Single Family Dwelling)

Community Sewer and Community Water

Located on the West Side of Capital View Avenue, Opposite Virginia Avenue and Adjoining the right of way of Oak Street/Meadowneck Court

Policy Area: Kensington – Wheaton

Applicant: Dianne Smith

Engineer: Oyster, Imus and Petzold

Attorney: Chen, Walsh, Tecler and McCabe, LLP

Staff Recommendation: Approval Pursuant to Section 50-29(b)(2) of the Subdivision Regulations, Subject to the Following Conditions:

*******SEE CONDITIONS ENNUMERATED IN STAFF REPORT*******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. 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:

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12. **2003-2005, Annual Growth Policy “Policy Element”**

Staff Recommendation: Staff presentation of recommendations for revising the Annual Growth Policy.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. **Public Forum - 2003-2005, Annual Growth Policy "Policy Element"**

Staff Recommendation: Receive public comments. (Public Testimony Limited to 2.5 Hours)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: