

Agenda for Montgomery County Planning Board Meeting
Thursday, June 5, 2003, 9:30 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: March 6, 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 to obtain legal advice)*
- C. Request to name Softball Field #4 at Olney Manor Recreational Park the Bill Tait Athletic Field – *Approval.*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Consent Item: Initial Reservation of Land for Public Use:**

George W. and Shirley P. Young, 37,070 sq. ft. at the intersection of Oakmont Street and Oakmont Avenue for the Proposed Widening of Oakmont Avenue

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Coalition for Smart Growth**

PowerPoint Presentation for the Planning Board.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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3. **Zoning Text Amendment No. 03-07** (Deferred from May 29, 2003 Planning Board Public Hearing)

Introduced by Councilmember Mike Subin; amend the Zoning Ordinance to allow a private educational institution for persons with disabilities by special exception in the RDT zone

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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4. **Proposed Zoning Text Amendment**

to amend the Zoning Ordinance to eliminate the neighborhood and county need requirement for special exceptions

Staff Recommendation: Transmittal to County Council for Introduction.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Preliminary Water Quality Plan for G-806, Cabin Branch Development Plan**

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Local Map Amendment G-806: Cabin Branch**

Adventist Healthcare, Inc., FFTM I, Limited Partnership, and King Farm Partnership, LLP –
Reclassification of 283.5 acres of land from the RE-1/TDR, RMX-1/TDR and I-3 Zones to
MXPB Zone – south of Clarksburg Road, west of I-270 and north of West Old Baltimore
Road, Clarksburg Master Plan and Hyattstown Special Study Area

Staff Recommendation: *Approval.*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Park Development Plan for Stone Barn, Woodlawn Special Park, Sandy Spring/Ashton

Staff Recommendation: *Approve Structural Stabilization and Reuse.*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Worksession #2 on the 2003-2005 Annual Growth Policy "Policy Element" and FY04 AGP Ceiling Element

Staff Recommendation: Discussion.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Project Plan Review No. 9-03001, Verizon Bethesda - Stanford Street Expansion**

CBD-1 Zone; 25,887 gross square feet Telephone Office and Communications Center; Northeast quadrant of the intersection of Wisconsin Avenue and Stanford Street; Bethesda - Chevy Chase & Vicinity, PA-35

APPLICANT: Verizon Maryland, Inc.

ENGINEER: APEX Engineering

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Site Plan Review No. 8-03027, Verizon Bethesda - Stanford Street Expansion**

CBD-1 Zone; 25,887 gross square feet Telephone Office and Communications Center; Northeast quadrant of the intersection of Wisconsin Avenue and Stanford Street; Bethesda - Chevy Chase & Vicinity, PA-35

APPLICANT: Verizon Maryland, Inc.

ENGINEER: APEX Engineering

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Preliminary Plan Review No. 1-03035 – Randolph Manor

R-90 Zone (MPDU Optional); One (1) Lot; (Eighty-three (83) Elderly Housing Units);
4.7Acres
Community Water and Community Sewer

Located on the South Side of Randolph Road, Approximately 750 Feet West of Intersection
with Fairland Road

Policy Area: Fairland-White Oak

Applicant: Colesville/White Oak

Engineer: Patton, Harris, Rust and Associates, P.C.

Attorney: Linowes and Blocher, L.L.P.

Staff Recommendation: Approval, Under the DeMinimis Provisions of the FY 2003 Annual
Growth Policy, Subject to the Following Conditions:

- 1) Approval under this preliminary plan is limited to eighty-three elderly housing units and bound by all conditions of approval under Board of Appeals Special Exception Case No. S-2554
- 2) Record Plat to reflect dedication of road right-of-way or recordation of a perpetual easement along the south side of East Randolph Road to accommodate the existing sidewalk along the roadway
- 3) Coordinate with the Montgomery County Department of Public Works and Transportation (DPWT) on the design of the proposed right-in/right-out site access driveway on East Randolph
- 4) 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
- 5) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation
- 6) Compliance with the conditions of approval of the MCDPS stormwater management approval dated, August 12, 2002
- 7) Access and improvements, as required, to be approved by MCDPWT under letter dated May 22, 2003 unless otherwise amended
- 8) A final landscape and lighting plan must be submitted as part of the site plan application for review and approval
- 9) Final approval of the building location, on-site parking, site circulation, sidewalks connections be determined at site plan
- 10) 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
- 11) 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
- 12) Other necessary easements

Preliminary Plan Review No. 1-03035 – Randolph Manor (continued)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Preliminary Plan Review No. 1-03057 – Cider Barrel Property

R-60/TDR-15/C-5 Zone; Two (2) Lots (Three Hundred and Sixteen (316) Multi-Family Dwelling Units, and 1,500 Square Feet Retail Building); 17.69 Acres
Community Water and Community Sewer

Located in the Southwest Quadrant of Frederick Road (MD 355) and Germantown Road (MD 118)

Policy Area: Germantown East

Applicant: Stringtown Investments, L.L.C.
Engineer: Gutschick, Little and Weber, P.A.

Staff Recommendation: Approval, Including a Waiver Pursuant to Section 59-C-1.395 of the Montgomery County Zoning Ordinance, for the Special Provisions for TDR Development and the Maximum Percentage of Single-Family Attached Units, and Subject to the Following Conditions:

- 1) Approval under this preliminary plan is limited to a maximum of 316 multi-family dwelling units
- 2) The applicant shall provide trip mitigation measures which include providing two bus shelters and two real-time transit information signs and constructing 1,690 feet of sidewalk (including on-site credit). The location of the bus shelters and real-time transit information signs is to be determined by the Montgomery County Department of Public Works and Transportation (DPWT). The sidewalk location(s) shall also be determined by DPWT, the Maryland State Highway Administration (SHA), and the applicant
- 3) The applicant shall construct and five-foot sidewalk on MD 118 across the property frontage
- 4) The applicant shall construct and eight-foot asphalt bike path on MD 355 along the property frontage
- 5) The applicant shall provide access and improvements along MD 355 and MD 118 as required by SHA, specifically a deceleration lane on MD 118 and a acceleration lane on MD 355
- 6) 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
- 7) 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
- 8) 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 plan, "To Be Constructed By _____" are excluded from this condition

Preliminary Plan Review No. 1-03057 – Cider Barrel Property (continued)

- 9) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation
- 10) Record Plat to reflect all areas under Homeowners Association ownership and stormwater management areas
- 11) Compliance with the conditions of approval of the MCDPS stormwater management approval dated, April 22, 2002
- 12) Access and improvements, as required, to be approved by MCDPWT under letter dated May 21, 2003, unless otherwise amended
- 13) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s) and MDSHA prior to issuance of access permits
- 14) No clearing, grading or recording of plats prior to site plan enforcement agreement approval
- 15) Final approval of the number and location of the dwelling units, on-site parking, site circulation and sidewalks connections will be determined at site plan
- 16) A landscape and lighting plan must be submitted as part of the site plan application for review and approval
- 17) Provide a minimum of 87 TDR's and 48 MPDU's pursuant to condition # 15 above
- 18) 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
- 19) 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
- 20) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. Preliminary Plan Review No. 1-03024 – Bethesda Church Road Property

RDT Zone; Two (2) Lots and One (1) Outlot (Two (2) One-Family Detached Dwelling Units); 91.9 Acres

Private Wells and Private Septic

Located on the East Side of Bethesda Church Road, Approximately 100 Feet North of Intersection With Johnson Drive

Policy Area: Rural

Applicant: Michael S. and Caroline C. Winn and Sima Birach

Engineer: Benning and Associates

Staff Recommendation: Approval, 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) 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
- 3) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation
- 4) Compliance with the conditions of approval of the MCDPS stormwater management approval dated, November 12, 2002
- 5) Prior to issuance of building permits, applicant to submit an engineered sediment and erosion control plan to MCDPS for review and approval prior to issuance of building permit
- 6) Compliance with conditions of MCDPS (Health Dept.) septic approval dated, January 2, 2003
- 7) Access and improvements, as required, to be approved by MCDPWT under letter dated, May 21, 2003, unless otherwise amended
- 8) 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
- 9) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

14. 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: