

BE 016 2/20/04

**Agenda for Montgomery County Planning Board Meeting
Thursday, January 29, 2004, 9:30 A.M.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

<p>Roll Call Approval of Minutes: December 11, 2003 Commissioners' Reports Directors' Reports Reconsideration Requests</p>	
--	--

GENERAL MEETING (*Brookside Gardens Visitors Center, The Adult Education Room, 1800 Glenallan Avenue, Wheaton*)

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **2003-2005 Annual Growth Policy Amendment and Proposed Zoning Text Amendment: Unmitigated Trips in Metro Station Policy Areas**

Staff Recommendation: Transmit recommendations to the County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Local Map Amendment No. G-812**

Arrowsmith Court LLC, applicant, request reclassification of 4.02 acres of land from the R-200 Zone to the RT-10 Zone for 35 townhouse units; located at Arrowsmith Court, Gaithersburg

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Montgomery County Department of Recreation – Recreation Facility Development Plan - FY1997-2010, 2003 Update

Staff Recommendation: Approval to transmit Plan comments to the Recreation Department and the County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Project Plan Review No. 9-94003A, Montrose Crossing Phase III

RMX/C-3 zone; 31.68 acres; 230 dwelling units proposed (approximately 462,600 square feet of commercial retail existing); on Bou Avenue, approximately 550 feet east of Rockville Pike (MD 355); North Bethesda-Garrett Park, PA-30

APPLICANT: Milestone @ Montrose, LLC/Trammell Crow Residential, Inc

ENGINEER: Loiederman Soltesz Associates, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Preliminary Plan No. 1-60232A, Montrose Crossing III (Request to Revise the Previous Conditions)**

RMX/C-3 Zone; 31.68 acres; two hundred thirty (230) multiple-family dwelling units requested (426,048 square feet of retail, 20,377 square feet of restaurant and 2,400 square feet of general office previously approved)

Community Water and Community Sewer

Located on the south side Bou Avenue, approximately 550 feet northwest of Rockville Pike (MD 355), north of Randolph Road

Policy Area: North Bethesda

Applicant: Milestone @Montrose, LLC/Trammel Crow Residential, Inc.

Engineer: Loiderman Soltesz Associates, Inc.

Attorney: Linowes and Blocher

Staff Recommendation: Approval, subject to the following conditions:

- 1) Limit approval under this preliminary plan amendment to the addition of 230 multi-family dwelling units. Original approval includes 426,048 square feet of general retail space, 20,377 square feet of restaurant, and 2,400 square feet of general office
- 2) All prior conditions adopted under Preliminary Plan 1-60232A remain in full force and effect
- 3) Conditions of MCDPS stormwater management concept plan dated February 28, 1995
- 4) 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
- 5) 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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Site Plan Review No. 8-04013, Alexan Montrose Crossing Phase III

RMX/C-3 zone; (.82) acres; 230 dwelling units; on Bou Avenue, approximately 550 feet east of Rockville Pike (MD 355); North Bethesda-Garrett Park, PA-30

APPLICANT: Milestone @ Montrose, LLC/Trammell Crow Residential, Inc
ENGINEER: Loiederman Soltesz Associates, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Preliminary Plan #1-03080 – Ancient Oak West

RE-1 zone; 7.86 acres; five (5) lots requested; five (5) single-family detached dwelling units (two (2) existing single-family dwelling units)

Community Water and Private Sewer

Located on the east side of Darnestown Road, south of Chestnut Oak Road and north of Turkey Foot Road

Policy Area: Rural (Darnestown Vicinity)

Applicant: Nicholas D. and V. A. Petruccelli
Engineer: Benning and Associates, Inc.

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

Preliminary Plan #1-03080 – Ancient Oak West (continued)

- 2) Compliance with the conditions of approval of the MCDPS stormwater management approval dated September 23, 2003
- 3) Compliance with conditions of MCDPS (Health Dept.) approval dated January 5, 2004
- 4) Applicant to preserve the existing 25-foot Trail Easement along the back of the SWM parcel and proposed lots 3 and 4. Easement area to be identified and signed and its use to remain unimpeded
- 5) Right-of-way dedication needs to be in accordance with the Master Plan of Highways.
- 6) Access and improvements, as required, to be approved by MDSHA prior to issuance of building permit
- 7) The term “denied access” is to be placed on the final record plat along the property that abuts MD 28, except at the approved entrances
- 8) Record plat to reflect all common ingress/egress and utility easements
- 9) 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
- 10) 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) Other necessary easements

BOARD ACTION**Motion:****Vote:****Yea:****Nay:****Other:****Action:****8. Preliminary Plan No. 1-0211 – Four Chimney Estates (Request to Revise The Previous Conditions of Approval)**

R-200 zone; 4.55 acres; six (6) lots requested; six (6) single-family detached dwelling units (five (5) single-family detached dwelling units previously approved)(one existing single-family detached dwelling unit)

Preliminary Plan No. 1-0211 – Four Chimney Estates (Request to Revise The Previous Conditions of Approval) (continued)

Community Water and Community Sewer

Located in the northwest of the intersection of Central Avenue and Oakmont Street

Policy Area: Derwood

Applicant: Maryland Development Company

Engineer: Marcis, Hendricks & Glascock, P. A.

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) Prior to MCPB release of building permit applicant to submit for technical staff review and approval a final house location plan, grading plan and tree protection
- 3) Compliance with conditions of MCDPWT letter dated, October 11, 2002 unless otherwise amended
- 4) Compliance with the conditions of approval of the MCDPS stormwater management approval dated October 22, 2002
- 5) All 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
- 6) Record plat to reflect common ingress/egress and utility easement
- 7) 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
- 8) 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
- 9) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Preliminary Plan No. 1-04038 – Liberty Grove**

R-200 zone; 1.017 acres; two (2) lots requested; two (2) single-family dwelling units

Community Water and Community Sewer

Located on the west side of Old Columbia Pike, approximately 150 feet south of Loma Linda Court

Policy Area: Fairland – White Oak

Applicant: Realty Executive

Engineer: KCI Technologies, Inc.

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) Compliance with the conditions of approval of the MCDPS stormwater management approval dated April 30, 2003
- 3) Access and improvements as required to be approved by MCDPWT prior to recordation of plat
- 4) All rights of way shown on the approved preliminary plan shall be dedicated by the applicant to the full width mandated on the master plan unless otherwise designated on the preliminary plan
- 5) Record plat to reflect common ingress/egress and utility easement
- 6) 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
- 7) 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
- 8) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Preliminary Plan No. 7-04013 – Chevy Chase Section 1A, Lots 24 & 25 (Resubdivision)

R-60 Zone; 17,793 square feet; two (2) lots requested; two (2) single-family detached dwelling units (two [2] existing lots)

Community Water and Community Sewer

Located on Grove Street, approximately 500 feet southwest of Kirkside Drive

Policy Area: Bethesda/Chevy Chase

Applicant: Middleberg Associates, LLC
Engineer: Clark, Finefrock & Sackett, Inc.
Attorney: Miller, Miller and Canby

Staff Recommendation: Objection to the submission of a preliminary plan application pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision Regulations

******* See Discussion in Staff Report *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Record Plats

The following record plat is recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

2-04185 Montgomery Village, Parcels "A & B"
North of Rothbury Drive, between Arrowhead Road and Goshen Road
TS zone, 2 parcels
Community Water, Community Sewer
Planning Area: Gaithersburg Vicinity
Gables Residential, Inc., Applicant

Staff Recommendation:

Pursuant to section 50-35A, the following minor subdivision plats are recommended for approval subject to any applicable conditions of previous preliminary plans approvals and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

- 2-04186 Cashell Estates, Parcel "B"
Southwest side of Muncaster Mill Road, across from Jacobs Court
R-200 zone, 1 parcel
Community Water, Community Sewer
Planning Area: Upper Rock Creek
Redland Baptist Church, Applicant
- 2-04187 Sun Kissed Farm
Northeast side of Bethesda Church Road, across from Purdum Road
RDT zone, 2 lots
Private Well, Private Septic
Planning Area: Damascus & Vicinity
George Canard, Applicant
- 2-04188 B.F. Gilbert's Addition to Takoma Park
East side of Sycamore Avenue, approximately 800 feet south of
Columbia Avenue
R-60 zone, 1 lot
Community Water, Community Sewer
Planning Area: Takoma Park
Samuel and Roberta Kittner, Applicant

Record Plats (continued)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

-
12. **Shady Grove Sector Plan Public Hearing Draft – Worksession No. 1 – Plan Boundary, Schedule and Land Use**

Staff Recommendation: Discussion. (No public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: