

Agenda for Montgomery County Planning Board Meeting
Thursday, February 5, 2004, 9:30 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: September 25, 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 Government Code Annotated Section 10-508(a) (7) (consult with counsel to obtain legal advice) (Subject: Summer Camp Policy)*
- C. *Proposed Closed Session pursuant to Maryland Government Code Annotated Section 10-508(a) (7) (consult with counsel to obtain legal advice) (Subject: Maryland Community Baseball, Inc.)*
- D. *Proposed Closed Session pursuant to Maryland Government Code Annotated Section 10-508(a) (7) (consult with counsel to obtain legal advice) (Subject: Park Foundation By-Laws)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **AB 660**

Abandonment of a portion of Parklawn Drive; Rockville, Maryland

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Housing Montgomery: Program Status**

Staff Recommendation: Discussion and Transmittal to County Council

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Countywide Bikeways Functional Master Plan Worksession No. 1**

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Project Plan Review No. 9-04002, Silver Spring Gateway**

CBD-2; 2.97 acres; 471 dwelling units; on East West Highway at Blair Mill Road; Silver Spring & Vicinity, PA-36

APPLICANT: JBG/Silver Spring Gateway II, L.L.C.

ENGINEER: Loiederman Soltesz Associates, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Preliminary Plan No. 1-04039 – Silver Spring Gateway

CBD-2 Zone; 2.97 acres; four hundred seventy-one (471) multiple-family dwelling units; 40,000 square feet of office, 20,000 square feet incubator facility, and 25,000 square feet of retail

Community water and community sewer

Located on East West Highway (MD 410) at Blair Mill Road (abandoned), west of Georgia Avenue (MD 97)

Policy Area: Silver Spring CBD

Applicant: JBG/Silver Spring Gateway II, L.L.C.

Engineer: Loiderman Soltesz Associates, Inc.

Attorney: Linowes and Blocher LLP

Staff Recommendation: Approval, subject to the following conditions:

- 1) Approval under this preliminary plan is limited 471 multiple family dwelling units, 40,000 square feet of office, 20,000 square feet incubator facility and 25,000 square feet of retail
- 2) Enter into a Transportation Management Agreement with the Planning Board and the Montgomery County Department of Public Works and Transportation (MCDPW&T) to participate in the Silver Spring Transportation Management Organization
- 3) 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
- 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 Silver Spring Master Plan unless otherwise designated on the preliminary plan
- 5) Dedication and additional 15 feet on East West Highway (MD 410) to accommodate 90 feet right of way
- 6) Compliance with the conditions of approval of the MCDPS stormwater management approval
- 7) Access and improvements 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 number and location of buildings, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan
- 10) Record plat to reference final abandonment resolution for Blair Mill Road
- 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

Preliminary Plan No. 1-04039 – Silver Spring Gateway (continued)

- 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:

**6. Preliminary Plan No. 1-04008 – Glen Echo Heights (Resubdivision)
(Deferred from November 13, 2003 Planning Board Hearing)**

R-90 zone; 34,850 square feet; three (3) lots requested (three [3] single-family detached dwelling units) (two [2] existing single-family dwelling units)

Community sewer and community water

Located on the southeast corner of Walthonding Road and Wapakoneta Road

Policy Area: Bethesda – Chevy Chase

Applicant: Carter Inc.

Engineer: Macris, Hendricks and Glascock, P.A.

Attorney: Miller, Miller and Canby

Staff Recommendation: Approval, Subject to Conditions:

***** See Discussion and Conditions of Approval in Staff Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Pre-Preliminary Plan No. 7-04011 - Nottingham

R-200 Zone; 3.3 acres; six (6) lots requested; six (6) single-family detached dwelling units (one [1] existing single-family dwelling unit)

Community water and private sewer

Located on Old Bonifant Road, approximately 400 feet northwest of New Hampshire Avenue (MD 650) intersection

Policy Area: Cloverly

Applicant: Mr. Morteza Gholami

Engineer: Maddox Engineers and Surveyors, Inc.

Staff Recommendation: No objection to the submission of a preliminary plan application

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Preliminary Plan No. 7-03054 – The Townes at Boland Farm

R-200/TDR Zone; 4.0 acres; thirty-one (31) single-family attached dwelling units

Community water and community sewer

Located on the east side of Frederick Road (MD 355), approximately 200 feet northwest of Darnestown-Germantown Road (MD 118)

Policy Area: Germantown

Applicant: IKO Development, Inc.

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

Attorney: Miller, Miller Candy

Staff Recommendation: Pursuant to section 50-33a, no objection to the submission of a preliminary plan

***** See Discussion In Staff Report *****

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **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.

- 2-04189 Rosedale Park, Lots 35-40, Parcel A, Block C
Southeast quadrant of Chestnut Street and Rosedale Avenue
RT-12.5 Zone, 6 lots
Community water, Community sewer
Planning Area: Bethesda Chevy Chase
Magruder/Reed Communities, LLC. Applicant
- 2-04190 Shady Grove Life Science Center
Located in the corner of Broschart Road and Medical Center Drove
LSC Zone, 1 Parcel
Community water, Community sewer
Planning Area: Gaithersburg & Vicinity
Adventist Healthcare, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Olney Master Plan Worksession No. 4: Housing Recommendations and continuation of Southeast Quadrant Land Use and Zoning

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: