

Agenda for Montgomery County Planning Board Meeting
Thursday, May 27, 2004, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: January 22, 2004 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: ICC 4 (f) issues)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Consent Item**

Continuation of reservation of land for public use for the Mid-county Highway Extension

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Project Plan Review No. 9-04006, Ripley Street**

CBD-2 zone; 1.7 acres; 336 dwelling units, including 42 MPDUs; on Ripley Street, approximately 500 feet west of Georgia Avenue; Silver Spring & Vicinity, PA-36

APPLICANT: KSI/Don Hague

ENGINEER: Loiederman Soltesz Associates, Inc.

Staff Recommendation: Approval of extension of the 90-day review period.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Forest Conservation Plan for Mandatory Referral No. 04801-DPWT-1 – Brookeville Service Park Part I

Addition of access drive to existing Brookeville Service Park, Brookeville Road and Lyttonsville Place, I-1, Silver Spring & Vicinity, PA-36

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Mandatory Referral No. 04801-DPWT-1- Brookeville Service Park Part I

Addition of access drive to existing Brookeville Service Park, Brookeville Road and Lyttonsville Place, I-1, Silver Spring & Vicinity, PA-36

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Site Plan Review No. 8-04028, Williams and Willste Building**

CBD-1 zone; 0.45833 acres; 135 multi-family dwelling units, including 17 MPDUs; on Eastern Avenue, approximately 111 feet northwest of King Avenue; Silver Spring & Vicinity, PA-36

APPLICANT: RST Development
ENGINEER: VIKA, Inc.

Staff Recommendation: *Approval with conditions.*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Preliminary Plan No. 1-04047 Buckingham Terrace (with Site Plan No. 8-04021)**

RT-15/R-60 Zone 2.03 acres; eleven (11) lots requested; eleven (11) one-family attached dwelling units

Community Water and Community Sewer

Located on the east side of University Boulevard, approximately 600 feet north of Buckingham Drive

Policy Area: Silver Spring

Applicant: Hemingway Homes, LLC.
Engineer: Dean Packard PG Associates, Inc.
Attorney: Lerch, Early and Brewer

Staff Recommendation: Approval subject to the following conditions:

Preliminary Plan No. 1-04047 Buckingham Terrace (with Site Plan No. 8-04021)

(continued)

- 1) Conditions of Zoning Case G-805 remain in full force and affect.
- 2) 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.
- 3) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation
- 4) Record plat to reflect common ingress/egress and utility easements over all shared driveways
- 5) Compliance with the conditions of approval of the MCDPS stormwater management approval
- 6) Compliance with conditions of MCDPWT letter dated, April 22, 2004 unless otherwise amended
- 7) Compliance with conditions of approval of the SHA letter dated January 29, 2004, unless otherwise amended
- 8) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s) and MDSHA prior to issuance of access permits
- 9) Final approval of the number and location of dwelling units, on-site parking, sidewalks, and pathways will be determined at site plan
- 10) Applicant to submit a noise analysis for review and approval at the time of site plan
- 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
- 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:

7. Site Plan Review No. 8-04021, Buckingham Terrace

RT-15/R-60 zones; 2.03 acres; 11 townhouses; on University Boulevard, approximately 600 feet north of Buckingham Drive, Silver Spring & Vicinity, PA-36

APPLICANT: Hemingway Homes, LLC

ENGINEER: PG Associates, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Preliminary Plan No. 1-04078 Chevy Chase Section 1A (Resubdivision)**

R-60 Zone 0.41 acre; two (2) lots requested; two (2) one-family attached dwelling units

Community water and community sewer

Located on the north side of Grove Street, approximately 500 feet west of Kirkside Drive

Policy Area: Chevy Chase

Applicant: Middleburg Associates, LLC

Engineer: Clark, Finefrock & Sackett, Inc.

Attorney: Miller, Miller & Canby

Staff Recommendation: Approval, Pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision Regulations and subject to conditions:

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Record Plats

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.

- 2-04268 Huntington Terrace
Southwest corner of Greentree Road and Old Georgetown Road
R-60 Zone, 2 lots
Community water, community sewer
Planning Area: Bethesda-Chevy Chase
Greentree Associates, L.L.C., Applicant
- 2-04269 Edgemoor
North side of Moorland Lane, approximately 50 feet west of Clarendon Lane
R-60 Zone, 1 lot
Community water, community sewer
Planning Area: Bethesda-Chevy Chase
Aaron Panner, Applicant
- 2-04270 Chevy Chase, Section 4
South side of Stanford Street, approximately 700 feet east of East Avenue
R-60 Zone, 1 lot
Community water, community sewer
Planning Area: Bethesda-Chevy Chase
Melissa Brown, Applicant
- 2-04271 West Chevy Chase Heights
South side of Highland Avenue, approximately 150 feet east of Maryland
Avenue
R-60 Zone, 1 lot
Community water, community sewer
Planning Area: Bethesda-Chevy Chase
Matthew Holahan, Applicant

BOARD ACTION**Motion:****Vote:****Yea:****Nay:****Other:****Action:**

10. **Olney Master Plan Worksession No. 10**

Staff Recommendation: Approval to transmit Planning Board Draft to the County Executive and the County Council – (No public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. **Shady Grove Sector Plan Public Hearing Draft – Worksession No. 6**

Discussion of Plans Staging and Zoning recommendations

Staff Recommendation: Approval to transmit Planning Board Draft to County Executive and County Council. (No testimony will be taken at this time).

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. **Preliminary Plan No. 1-01039A White Flint Place-Parcel A (Request to revise the previous conditions of approval) (with Site Plan No. 8-01017B)**

TSM Zone; 4.76 acres; 235 multi-family dwelling units, including 30 MPDUs

Community water and community sewer

Located at the northeast quadrant of the intersection of Rockville Pike (MD 355) and Old Georgetown Road (MD 187)

Policy Area: North Bethesda – Garrett Park

Applicant: WFP Front Lot Limited Partnership c/o Donohoe Development Company

Engineer: VIKI, Inc.

Attorney: Linowes & Blocher

Staff Recommendation: Approval to revise the conditions as follows:

- 1) Approval of Phase 2B under this preliminary plan is limited 235 dwelling units and 15,000 square feet of retail uses as detailed in the May 20, 2004 Transportation Planning memorandum
- 2) Applicant is bound by all applicable, previous conditions of approval for Preliminary Plan No. 1-01039 including Phase 2A
- 3) Coordinate site vehicular access from Old Georgetown Road with DPWT CIP Project No. 509995 (Conference Center Intersection Improvement – Rockville Pike)
- 4) Compliance with conditions of SHA approval prior to issuance of access permits
- 5) Compliance with previously approved conditions pursuant for Preliminary Plan No. 1-01039
- 6) Modify, as necessary, the Traffic Mitigation Agreement with DPWT and the Planning Board to reflect the revised land use
- 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:

13. Site Plan Review No. 8-01017B – White Flint Place – Parcel A

TS-M zone; 4.76 acres; 235 multi-family dwelling units, including 30 MPDUs, and 15,000 square feet of retail; northeast quadrant of the intersection of Rockville Pike (MD 355) and Old Georgetown Road (MD 187); North Bethesda – Garrett Park, PA-30

APPLICANT: WPF Front Lot Ltd. Partnership
ENGINEER: VIKA, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: