

Agenda for Montgomery County Planning Board Meeting
Thursday, September 30, 2004, 1:00 P.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: April 8, 2004 Commissioners' Reports Directors' Reports Reconsideration Requests	
---	--

GENERAL MEETING (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

- A. Administrative Items
- B. *Closed Session pursuant to Maryland Government Code Annotated Section 10-508 (a) (7)*
(consult with counsel to obtain legal advice) (Subject: Silo Inn Property)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Purple Line (Bi-County Transitway Study): Alternatives Retained for Detailed Study (ARDS)**

Staff Recommendation: Transmit comments to the County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

-
2. **Worksession on Woodmont Triangle Amendment to Bethesda Sector Plan: Amenities and Implementation**

Staff Recommendation: Discussion.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Damascus Master Plan Staff Draft**

Staff Recommendation: Approval as the Public Hearing Draft, and schedule the Public Hearing for November 4, 2004.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Review of Draft Office of Legislative Oversight Report 2004-8**

An Interagency Study of Tree Management Practices

Staff Recommendation: Transmit comments to the County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Comprehensive Amendment to the FY 2004-2013 Solid Waste Management Plan – Technical Review**

Staff Recommendation: Transmit comments to the County Council and County Executive.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Preliminary Plan Review No. 1-04049 North Bethesda Town Center

I-1 and TS-M Zones; 32.42 acres; nine (9) lots and two (2) parcels requested; 1,350 multi-family residential units with 169 MPDUs, 1,148,000 square feet of commercial office, 202,037 square feet of general retail, and up to an 80,000 square-foot theater

Community water and community sewer

Located on the east side of Rockville Pike (MD 355) between Marinelli Road and Old Georgetown Road (MD 187)

Applicant: LCOR White Flint, LLC
Engineer: Loiederman Soltesz Associates, Inc.
Attorney: Linowes and Blocher

Planning Area: North Bethesda

Staff Recommendation: Approval, subject to conditions:

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Preliminary Plan No. 1-01031E Addition to Cabin John Park (Extension Request)

R-90 Zone; 1.395 acres; 2wo (2) lots previously approved; 2wo (2) existing single-family detached dwelling units

Community water and community sewer

Located at the Western terminus of Woodrow Place

Applicant: Jonathan Chambers and Dana Hyde

Engineer: Lanier Poppe Engineering

Attorney: Wilkes Artis

Planning Area: Potomac

Staff Recommendation: Grant 12-month extension to September 30, 2005

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Preliminary Plan No. 1-01067E East Hampshire Center (Extension Request)**

C-2 Zone; 8,551 square feet retail (previously approved), 10,884 square feet storage (previously approved), 86,046 square feet self-storage (previously approved)

Community water and community sewer

Located in the north quadrant of the intersection of New Hampshire (MD 650) and Eastern Avenue

Applicant: East Hampshire Center

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

Attorney: Linowes and Blocher, LLP

Planning Area: Takoma Park

Staff Recommendation: Grant four-month extension to January 31, 2005

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Preliminary Plan No. 1-04102 Garrett Park Section 1 (Resubdivision)**

R-90 Zone; 0.4204 acres; one (1) lot requested; one (1) single-family detached dwelling unit (existing)

Community water and community sewer

Located on the east side of Kenilworth Avenue, approximately 250 feet southwest of Rokeby Avenue

Applicant: John Siegel
Engineer: O'Connell & Lawrence, Inc.

Planning Area: North Bethesda/Garret Park

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:

10. **Pre-preliminary Plan No. 7-04062 Tapestry**

R-200 Zone; 38.82 acres; 89 lots requested; 75 single-family detached dwelling units and 14 single-family semi-detached dwelling units including 14 MPDUs

Community water and community sewer

Located on the south side of Frederick Road (MD 355) across from Greenridge Drive

Applicant: Miller and Smith @ Tapestry LLC

Engineer: Loiderman Soltesz Associates, Inc.

Planning Area: Clarksburg and Vicinity

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

***** See Staff Memo*****

:

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Preliminary Plan No. 1-00065E Panagos Property (Extension Request)

R-200 and RE-1 Zones; 11.89 acres; 13 lots previously approved; 13 single-family detached dwelling units requested (one existing)

Community water and community sewer

Located on the south side of Bells Mill Road, east of the intersection of Willowbrook Road right-of-way

Applicant: Mary Ann Panagos

Attorney: Stephen J. Orens, Dufour and Orens, Chtd.

Planning Area: Potomac

Staff Recommendation: Grant 12-month extension to September 30, 2005.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Preliminary Plan No. 1-04081 Frye Estates

R-200/TDR Zone; 1.7 acres; three (3) lots requested; three (3) single-family detached dwelling units

Community water and community sewer

Located on the north side of Travilah Road, approximately 600 feet east of intersection of Travilah Road and Dufief Mill Road

Applicant: Mrs. Gina Frye

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

Planning Area: Potomac-Travilah

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) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation.
- 3) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 4) Compliance with the conditions of approval of the MCDPS stormwater management approval dated April 29, 2004.
- 5) Compliance with conditions of MCDPWT letter dated, August 11, 2004 unless otherwise amended.
- 6) 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.
- 7) Other necessary easements.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. Record Plats

Staff Recommendation: The following record plats are 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.

- 2-05053 Germantown Estates
West side of Liberty Mill Rd., approximately 200 feet north of Duchin Rd.
R-200 Zone, 3 lots
Community water, community sewer
Planning Area: Germantown
Wohlfarth Construction, Applicant
- 2-05067 Great Elm Farm Estates
Southwest side of Glen Road, approximately 1000 feet west of Piney
Meetinghouse Road
RE-2 Zone, 2 lots
Community water, community sewer
Planning Area: Travilah
Guy H. Semmes & Lurette S. Muir, Applicant
- 2-05068 Black Rock Estates
West side of Germantown Road, south of Black Rock Road
R-200 Zone, 1 lot
Private well, private Septic
Planning Area: Lower Seneca
Tamara Corporation, 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.

- 2-05054 Bethesda Country Club
to Northwest quadrant of Capital Beltway (495) and Bradley Boulevard
2-05056 R-200 Zone, 3 parcels
Community water, community sewer
Planning Area: Potomac
Bethesda Country Club, Applicant
- 2-05057 Avery Village
South side of Lake Christopher Drive, end of Lake Christopher Court
RE-2C Zone, 1 lot
Community water, private septic
Planning Area: Upper Rock Creek
ASM Builders/Developers Inc., Applicant

Record Plats *(continued)*

2-05069 Norwood Heights
East side of Leland Street, approximately 400 feet south of Curtis Road
R-60 Zone, 1 lot
Community water, community sewer
Planning Area: Bethesda-Chevy Chase
Patrick Keating, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: