

Agenda for Montgomery County Planning Board Meeting
Thursday, May 5, 2005, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: November 18, 2004 Commissioners' Reports Directors' Reports Reconsideration Requests Adoption of Opinions	
---	--

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

- A. Administrative Items
- B. Operating Funds FY2005 nine-month Financial Report including projections to June 30, 2005
- C. Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (consult with counsel to obtain legal advice) (Subject: Legislation)
- D. Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (consult with counsel to obtain legal advice) (Subject: Forest Conservation Law)
- E. Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (consult with counsel to obtain legal advice) (Subject: Litigation)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Project Plan Review No. 9-05002, 8711 Georgia Avenue Offices Building**

CBD-2 Zone; .76 acres; 5,070 gross square feet of retail, and 147,669 gross square feet of office; on the east side of Georgia Avenue, approximately 130 feet north of Cameron Street; Silver Spring CBD

Staff Recommendation: Approval of the request to extend the 90-day review period

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Site Plan Review No. 8-71011A**

Woodlake, RH zone; 32.69 acres; 59 townhouses, including 8 MPDUs; on Castle Boulevard, approximate 3500 feet northeast of Briggs Chaney Road; Fairland.

APPLICANT: AG-FCP Woodlake, LLC

ENGINEER: Loiederman Soltesz Associates

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Review of Administrative Delegation Water and Sewer Category Change Request (31)

Staff Recommendation: Transmit comments and recommendations to DEP

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

**4. Preliminary Forest Conservation Plan for Mandatory Referral No. 05402-MCPS-1:
Seven Locks Elementary School Replacement**

RE-2 Zone; 9600 Kendale Road, Potomac Subregion Master Plan (Public testimony will be limited to 1 hour 4 & 5 combined)

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Mandatory Referral No. 05402-MCPS-1: Seven Locks Elementary School Replacement

9600 Kendale Road, Potomac Subregion Master Plan

Staff Recommendation: Approval to transmit comments to MCPS

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Zoning Text Amendment No. 05-05

Introduced by the District Council at the request of the Planning Board; amend the Zoning Ordinance to establish streetscape requirements in the I-1 Zone

Staff Recommendation: Approval with modifications

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Zoning Text Amendment No. 05-06**

Introduced by the District Council at the request of the Planning Board; amend the Zoning Ordinance to allow a building materials and supplies store as a permitted use in the Research and Development (R&D) Zone under certain circumstances, and require site plan review for standard method development in the R&D Zone, after a certain date

Staff Recommendation: Approval with modifications

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Preliminary Plan No. 1-05070 Bradley Hills Grove (Resubdivision)**

R-200 Zone; 0.97 acres; 1 lot requested; 1 one-family detached dwelling unit

Community water and community sewer

Located on the east side of Burning Tree Road, approximately 500 feet north of the intersection with Bradley Boulevard (MD191)

Applicant: Paul Katinas

Engineer: Witmer and Associates

Planning Area: Bethesda/Chevy Chase

Staff recommendation: Approval, subject to conditions

******* See Staff Memorandum for Discussion *******

Preliminary Plan No. 1-05070 Bradley Hills Grove (Resubdivision) Continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

**9. Preliminary Plan No. 1-97058E First Baptist Church of Damascus
(request for and extension to the validity period)**

RC Zone; 15.25 acres; 1 lot; Religious Institution;

Located on the south side of Damascus Road (MD 108) across from Cornor Road;

Applicant: First Baptist Church of Damascus

Engineer: GLM Associates

Planning Area: Damascus and Vicinity

Staff recommendation: Grant extension

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Pre-preliminary Plan No. 7-03022 Nehouse Property

RDT Zone; 45 acres; 1 lot requested; 1 one-family detached dwelling unit

Private water and private septic

Located in the northwest quadrant of the intersection of Hawkes Road and Piedmont Road

Applicant: Roy Stanley

Engineer: Benning and Associates

Attorney: Clifford, Debelius, Crawford, Bonifant & Fitzpatrick

Planning Area: Damascus and Vicinity

Staff recommendation: Approval to submit a record plat application pursuant to Section 50-35A, the minor subdivision process

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Preliminary Plan No. 1-99039E Friendship Commons (GEICO)

T-SM & R-60/TDR Zone; 26.5 acres; 202 lots; 300 multi-family dwelling units, 200 single-family attached dwelling units and 810,000 square feet of office use

Community water and community sewer

Located on Willard Avenue in the southwest quadrant of the intersection of Willard Avenue and Friendship Boulevard

Applicant: Government Employees Insurance Company (GEICO)

Engineer: Dewberry, Nealon and Davis

Attorney: Holland & Knight, LLP

Planning Area: Bethesda/Chevy Chase

Staff recommendation: Denial

******* See Staff Memorandum for Discussion *******

Preliminary Plan No. 1-99039E Friendship Commons (GEICO) Continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Preliminary Plan No. 1-05072 Chevy Chase Section 5

R-60 Zone; 1.41 acres; 2 lots requested; 2 one-family detached dwelling units, 1 existing to remain

Community water and community sewer

Located on the east side of Brookeville Road (MD 186), approximately 135 feet north of the intersection with Thornapple Street

Applicant: Dr. & Mrs. Thomas Conley

Engineer: Macris, Hendricks and Glascock

Attorney: Linowes & Blocher, LLP

Planning Area: Bethesda/Chevy Chase

Staff Recommendation: Approval with conditions

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. Record Plats

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.

- 2-05187 Ednor Acres
North side of Ednor Road, approximately 200 feet east of Cedar Creek Drive
RC Zone, 3 Lots
Community Water, Private Septic
Planning Area: Patuxent
Robert Conner LLC, Applicant
- 2-05188 Martinis Property
North side Seneca Road (MD 112), approximately 600 feet east of Oxmoor
Place
RC Zone, 1 Lot
Private Well, Private Septic
Planning Area: Darnestown
Eric Martinis, Applicant
- 2-05189 Spring Lake Halpine
Northeast quadrant of Twinbrook Parkway and Fisher Lane
C-O Zone, 1 Lot
Community Water, Community Sewer
Planning Area: North Bethesda Garrett Park
United States Pharmacopeia Convention, Applicant
- 2-05191 Longwood
Located at the end of Armat Drive, at the east side of the Capital Beltway (I-
495)
R-200 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda- Chevy Chase
Richard Wei, Applicant
- 2-05192 Roberts Landing
to
2-05195 North side of Turkey Foot Road, approximately 800 feet west of Jones
Lane
R-200 Zone, 23 Lots, 5 Parcels
Community Water, Private Septic
Planning Area: Darnestown
C-G Roberts, L.L.C., Applicant

Staff Recommendation:

Pursuant to section 50-35A, the following minor subdivision plat is 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.

2-05190 Glen Cameron Estates
Northeast quadrant of Hundred Road and Comus Road
RDT Zone, 1 Lot
Private Well, Private Septic
Planning Area: Bennett & Little Bennett
Julie and Maria Perez, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

14. Mandatory Referral No. 04818-WMATA-1: Shady Grove Metrorail Service and Inspection Yard Expansion

Including new building space to accommodate additional maintenance bays, additional parking spaces, and track lines. Near intersection of Frederick Road (MD 355) and Redland Road, Shady Grove Sector Plan

Staff Recommendation: Approval to transmit comments to WMATA

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: