

**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Consent Item #**  
**MCPB 02/21/08**

**MEMORANDUM**

DATE: February 11, 2008

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*  
Robert Kronenberg, Supervisor *RK*  
Development Review Division

FROM: Michele Oaks, Planner Coordinator *(M)*  
Development Review Division  
(301) 495-4573  
michele.oaks@mncppc-mc.org

REVIEW TYPE: Site Plan Amendment

CASE #: **82003033A**

PROJECT NAME: **Potomac Country Corner**

APPLYING FOR: Amendment to install and relocate brick walls, revise the planting and lighting plans, alter handicap ramps, and reposition sidewalks.

REVIEW BASIS: Div. 59-D-2.6 of Montgomery County Zoning Ordinance for Minor Plan Amendments

ZONE: R-200/TDR

LOCATION: Located at the intersection of Darnestown Road and Hunting Lane, West Potomac, Maryland

MASTER PLAN: Potomac

APPLICANT: Porten Companies

FILING DATE: Original: September 14, 2007; Revised Submittal: January 24, 2008

HEARING DATE: February 21, 2008



**STAFF RECOMMENDATION:** Approval of the proposed amendment to Site Plan 820030330 and approval of the attached draft Planning Board Resolution for the Site Plan 82003033A.

**BACKGROUND**

Preliminary Plan 120030860 was approved by the Planning Board concurrently with the original site plan 820030330 on November 20, 2003.

## **PROPOSED AMENDMENT**

A completed application for this amendment was received for this project on January 24, 2008. The request outlines minor changes to the approved site plan. The modifications are to:

- 1) Revise the approved board-on-board fence detail with an optional brick wall installation at the rear property lines.
- 2) Alter the planting schedule by replacing the American Hornbeam species with Columnar Hornbeam and revise the proposed number of Nellie Stevens Holly trees.
- 3) Relocate sidewalks around the open play area.
- 4) Remove and reposition street lights on the site.
- 5) Revise handicap ramps per Montgomery County Department of Permitting Services directives.
- 6) Alter retaining wall locations based on on-site field assessments, including drainage openings and gate.
- 7) Remove on-lot planting details.

## **PUBLIC NOTICE**

The notice for the revised submittal was sent to the parties of record on January 16, 2008. The notice gave the parties 30 days to review and comment on the amended site plan. (The applicant did not notice for the original submittal, as the submittal package was determined to be insufficient.) Staff has received no comments at the time this report was prepared from the parties of record regarding the contents of this amendment.

## **STAFF REVIEW AND RECOMMENDATION**

The proposed amendment is consistent with the provisions of Section 59-D-2.6 of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan.

The Applicant is requesting several modifications to the approved site plan, which are minor cosmetic changes to the site. Many of the requests are the result of decisions made on the job site due to unforeseen condition changes. These include the replacement of a tree species on the planting plan with an available varietal, altering the locations of retaining walls and replacing board-on-board fencing with brick walls. The overall character and design objectives of the development will not be negatively impacted as a result of the above changes.

The proposed lighting and sidewalk relocations are necessary due to the placement of the underground utilities and their associated above-ground accessories (green boxes / mushrooms etc). The handicapped ramp re-design is the result of the permitting agency review of the subject plans.

The Applicant is proposing to amend the landscape plans by deleting the "Typical Unit Landscape Detail" from page 2 of 3. This request will give the homeowner the option to individualize the front yards of their property.

This amendment did not go to DRC but was circulated to departmental staff for review and comment. Planning Staff supported the amended items specified in the Applicant's request.

The Montgomery County Fire Marshall's office has reviewed and approved the proposed changes to the revised plan (see Attachment C).

Planning Staff recommends **APPROVAL** of the Minor Site Plan Amendment for Potomac Country Corner (Site Plan No. 82003033A) for modifications to the approved site plan, and approval of the attached resolution.

#### **ATTACHMENT**

- A. Vicinity Map
- B. Letter from Applicant
- C. December 7, 2007 Letter from Montgomery County Fire Marshall's Office
- D. Draft Planning Board Resolution

## ATTACHMENT A

### PROJECT DESCRIPTION: Site Vicinity

The subject property consists of 4.01 acres of land located on the south side of Darnestown Road and east of Hunting Lane in the West Potomac area. The general area is developed with a shopping center, office building, single-family detached and attached homes and a historic site. The subject site is located in the southeast quadrant of the intersection of Darnestown Road and Hunting Lane. The parcel to the north is zoned PD-3 and R-200 to the south. The property to the south is currently vacant. Across Darnestown Road is a shopping center with individual pad sites, zoned C-3. North of the shopping center, along Darnestown Road, is the Belward Farm Master Plan Historic Site, which is located on the Johns Hopkins University Research Campus.



# CPJ Charles P. Johnson & Associates, Inc.

Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

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Ms. Angela Brown  
MNCP&PC  
8787 Georgia Ave.  
Silver Spring, MD 20910

December 21, 2007

Re: Potomac Country Corner  
8 – 2003033 A

Dear Ms. Brown

On behalf of our client, Porten Companies, we are submitting for an amendment to the previously approved Site and Landscape Plans. The amendment is minor in nature.

The plans are being amended to allow using the previously approved brick wall (non-retaining) along any of the property lines at rear of the town homes along with the option of still using the board on board fence that was also previously approved. We have also revised the brick wall for drainage openings and a wrought iron gate. The brick wall had previously been approved to only be used in certain areas.

We have also requested a change of plant materials from the previously approved American Hornbeam to a Columnar Hornbeam. We feel that both of these modifications are upgrades to the previously approved plans. We also removed all on-lot plantings.

We have also revised the Handicap ramps along Hunting Lane per MCDPS instructions.

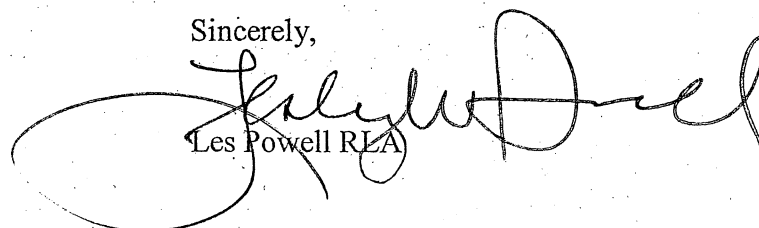
We have also revised the street lights per field location. In addition we have revised the retaining wall between Potomac Corner Lane and the adjacent property owner per field location.

The last change to the approved plans that we are requesting is for a relocated sidewalk around the open play area in the center of the site. The shift of the sidewalk is due to utility box locations and affects the sidewalk in 2 separate areas. This change in no way affects the usability of the space.

None of the amendments have any affect on the Forest Conservation Plan or any of the streets, public or private.

Please feel free to contact me should you have any questions or comments.

Sincerely,



Les Powell RLA



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## FIRE MARSHAL COMMENTS

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**DATE:** DECMEBER 7, 2007  
**TO:** DAVE O'BRYAN, CPI ASSOCIATES  
**FROM:** MARIE LABAW  
**RE:** POTOMAC COUNTRY CORNER

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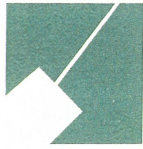
### PLAN APPROVED.

1. Review based only upon information contained on the plan submitted 12-07-07. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: Department of Permitting Services

MNCPPC-MC





**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 08-27  
Site Plan No. 82003033A  
Project Name: Potomac Country Corner  
Hearing Date: February 21, 2008

**MONTGOMERY COUNTY PLANNING BOARD**

**RESOLUTION**

WHEREAS, on January 24, 2008, Porten Companies ("Applicant"), filed a site plan amendment application designated Site Plan No. 82003033A ("Amendment") for approval of the following modifications:

- 1) Revise the approved board-on-board fence detail with an optional brick wall installation at the rear property lines.
- 2) Alter the planting schedule by replacing the American Hornbeam species with Columnar Hornbeam and revise the proposed number of Nellie Stevens Holly trees.
- 3) Relocate sidewalks around the open play area.
- 4) Remove and reposition street lights on the site.
- 5) Revise handicap ramps per Montgomery County Department of Permitting Services directives.
- 6) Alter retaining wall locations based on on-site field assessments, including drainage openings and gate; and
- 7) Remove on-lot planting details.

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated February 11, 2008 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

APPROVED AS TO LEGAL SUFFICIENCY

  
MNCPPC LEGAL DEPARTMENT

WHEREAS, on February 21, 2008, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing"); and

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82003033A; and

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this site plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is \_\_\_\_\_ (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

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