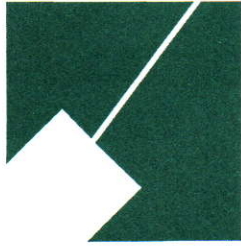


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

**Date Mailed: July 25, 2001**

**Action:** Approved Staff Recommendation

**Motion** of Comm. Bryant, seconded by  
Comm. Perdue with a vote of 4-0;

Comms. Bryant, Holmes, Perdue and  
Wellington voting in favor

## MONTGOMERY COUNTY PLANNING BOARD

### OPINION

Preliminary Plan 1-84280A

NAME OF PLAN: MONTROSE INDUSTRIAL PARK

On 10/04/00, NICHOLSON FIVE LIMITED PARTNERSHIP submitted an amendment to the previously approved preliminary plan in the C-2 zone. The previous application proposed to create 1 lot previously approved (46,200 square feet of office and retail space previously approved; 3,200 square feet restaurant requested) on .92 acres of land. The application was designated Preliminary Plan 1-84280A. On 06/21/01, Preliminary Plan 1-84280A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-84280A to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-84280A.

Approval, to revise the previous conditions of approval as follows:

- (1) Compliance with the conditions of Transportation Planning memorandum dated November 30, 2000 requiring submission of an amended Adequate Public Facilities (APF) agreement with the Planning Board limiting approval under this preliminary plan amendment to a maximum of 3,200 square foot restaurant and as follows:
  - A. Change the office and retail land uses totaling 46,200 square feet to a fast-food restaurant of 3,200 square feet with a drive-through window
  - B. Replace the condition of approval to construct a second left-turn lane on Boiling Brook Parkway at Parklawn Drive with a condition to participate with other previously-approved preliminary plans by contributing to the Montgomery County Department of Public Works and Transportation's (DWPT) Capital Improvements Program (CIP) Project 509992, Conference Center Intersection Improvements. The improvements include one at the intersection of Randolph Road and Parklawn Drive as follows:
    1. Add a second southbound left-turn lane on Parklawn Drive at Randolph Road

2. Convert the two northbound approach lanes on Parklawn Drive from a left-turn/through lane and a through/right-turn lane to an exclusive left-turn lane and a through/right lane
  - C. Encourage participation in the North Bethesda Transportation Management District (TMD) to assist in achieving the traffic mitigation recommendations in the North Bethesda/Garrett Park Master Plan
- (2) Conditions of MCDPS stormwater management approval as amended
  - (3) All other applicable conditions enumerated in the Planning Board Opinion dated September 20, 1985 remain in full force and effect
  - (4) Access and Improvements as required by MCDPWT