
2. **FY 03-08 Parks Capital Improvements Program**

Continued Worksession

Staff Recommendation: Discussion.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

GENERAL MEETING (*Third Floor Conference Room*)

Program Coordination, Legal, Legislation, and Administrative Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Olney Acres Septic Easement

On Lot 8, Block D, to serve Lot 7, Block D; on Ridge Road; Olney

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Special Protection Area-Combined Preliminary and Final Water Quality Plan

Spray Park at Good Hope Local Park; off Good Hope Road and Twig Road; Cloverly

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Mandatory Referral No. 01605-R-1**

Spray Park at Good Hope Local Park; off Good Hope Road and Twig Road; Cloverly

Staff Recommendation: Approval with comments.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Consolidated Transportation Program, Maryland Department of Transportation,
FY 2002-2007**

Staff Recommendation: Transmit comments to the County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Site Plan Review No. 8-88045B – Bethesda Metro Center

CBD-3 Zone; Plaza upgrade and 1,500 square feet of additional restaurant/retail; southwest quadrant, intersection of Old Georgetown Road and Wisconsin Avenue; Bethesda – Chevy Chase and Vicinity – PA 35

APPLICANT: BRE/Metrocenter LLC
ENGINEER: RTKL International Ltd.

Staff Recommendation: Approval with conditions. (See staff report)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Request to Revise Previous Conditions - Preliminary Plan No. 1-01004A – Ramsburg Property**

R-200/TDR Zone; Twenty-Four (24) Lots, (Fifteen (15) Lots Previously Approved), (Single-Family Residential Detached Dwelling Units); 8.42 Acres
Community Water and Community Sewer

Located on the North Side of Travilah Road, Approximately 4,000 Feet Northeast of Dufief Mill Road

Policy Area: Potomac

APPLICANT: Classic Communities

ENGINEER: Charles P. Johnson and Associates

ATTORNEY: Linowes and Blocher

Staff Recommendation: Approval to Revise Previous Conditions, Subject to the Following Conditions:

- 1) Applicant shall dedicate a stub as shown on the revised plan for a connecting street from proposed Street "A" to the abutting Parcel 416. The parcel immediately adjacent and parallel to proposed Street "A" shall be recorded as two outlots subject to public utility easement, slope easements and public improvement easement, and a covenant shall be recorded in the land records prior to recordation of plat providing that, at the time of subdivision of the abutting property
- 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) Compliance with the conditions of the stormwater management approval letter dated 2/8/01, as revised
- 4) Applicant is bound by all the applicable conditions of approval enumerated in the previous Planning Board opinion mailed June 6, 2001
- 5) Prior to recording of plat(s) applicant to provide affidavit verifying the availability of eight Transferable Development Rights (TDR's)
- 6) Record plat note to reflect availability of Transferable Development Rights (TDR's)
- 7) Final area of dedication to M-NCPPC to be determined prior to recording of final plat
- 8) Identify all HOA and open space parcels on the record plat
- 9) Other necessary easements

8. Request to Revise Previous Conditions - Preliminary Plan No. 1-01004A –
Ramsburg Property

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Site Plan Review No. 8-01019 – Ramsburg Property

R-200/TDR Zone; Twenty-Four (24) Lots, (Fifteen (15) Lots Previously Approved), (Single-Family Residential Detached Dwelling Units); 8.42 Acres
Community Water and Community Sewer

APPLICANT: Classic Communities

ENGINEER: Charles P. Johnson and Associates

ATTORNEY: Linowes and Blocher

Staff Recommendation: Approval to Revise Previous Conditions Subject to the Following Conditions:

- 1) Prior to signature approval of the site/landscape plans the following revisions shall be made and/or information provided:
 - a. Homes on Lots 2 and 6, Block B shall be reoriented in order to provide a stronger relationship between the houses and create a neighborhood cluster.
 - b. The landscape area, including the berm along Travilah Road, shall be placed in an HOA parcel or within a landscape easement to ensure that the buffer will remain and be maintained in perpetuity for the protection and enjoyment of the residents.
 - c. The 60dBA noise contour shall be added to the plans in the area along Travilah Road. If necessary, details for and the location of noise fencing to attenuate current noise levels to no more than 60 dBA Ldn for the outdoor yard areas of homes along Travilah Road shall be provided.
 - d. The finished floor elevations shall be lowered and/or the height of the berm increased along Travilah Road to ensure that the homes located on the yard areas of Lots 1-3, Block B are adequately screened from view of Travilah Road.
- 2) Prior to signature approval, a critical root zone analysis shall be provided for the three large trees shown as trees 5,7, and 8 on the Natural Resources Inventory Plan. A staff arborist shall make a field assessment of the trees to determine whether the trees are in good health and worthy of preservation. Should such a determination be made, every reasonable effort shall be made to revise the grading in order to preserve the trees. This may include adjusting the finished floor elevations of adjacent units, providing low retaining walls, root pruning, fertilization, etc.
- 3) The Applicant shall work with the Potomac Ridge HOA to supplement the existing buffer on the Potomac Ridge site. In the event that an agreement cannot be reached, then the applicant shall supplement to the extent possible on the subject site.
- 4) Submit a Site Plan Enforcement Agreement, Development Review Program and Homeowner Association Documents for review and approval prior to approval of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:
 - 1) Street tree planting must progress, as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
 - 2) Clearing and grading to correspond to the construction phasing, to minimize soil erosion.
 - 3) Coordination of each section of the development and roads.
 - 4) Phasing of dedications, stormwater management, sediment and erosion control, and forestation.

9. Site Plan Review No. 8-01019 – Ramsburg Property - Continued

- b. Site Plan Enforcement Agreement to delineate conditions of approval.
- 5) Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Limits of disturbance.
 - b. Methods and locations of tree protection.
 - c. Forest Conservation areas.
 - d. Relocation of stormwater facility outfalls from pond away from forest preservation or other environmentally sensitive areas.
 - e. Conditions of DPS Stormwater Management Concept approval letter dated 2/8/01, as revised.
 - f. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
 - g. The development program inspection schedule.
 - h. Conservation easement boundary.
 - i. Streets trees 50 feet on center along all public streets.
 - j. Details for and location of noise fencing to attenuate current noise levels to no more than 60 dBA Ldn for the outdoor yard areas of homes along Travilah Road, if necessary.
 - k. Certification from a professional acoustical engineer that the building shell will attenuate current noise levels to an interior level not to exceed 45 dBA Ldn.
 - l. Location of outfalls away from tree preservation areas.
- 6) Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
- 7) No clearing or grading prior to M-NCPPC approval of signature set of plans.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Preliminary Plan Review No. 1-01083 – Parcel R - Damascus

C-2 Zone; One (1) Lot Proposed; Four (4) Studio Apartments (existing), 1,150 Square Feet Existing Medical Office (existing); 4,915 Square Feet Office (existing); 2,646 Square Feet Retail (existing); 4,000 Square Feet Auto Repair, 3160 Square Feet Retail, 3160 Square Feet Office, 0.923 Acres

Community Water and Community Sewer

Located on the North Side of Main Street (MD 108), Approximately 500 Feet West of Woodfield Road (MD 124)

Policy Area: Damascus

APPLICANT: IDK Properties L.L.C.

ENGINEER: Fowler and Associates

ATTORNEY: Miller, Miller and Canby

Staff Recommendation: Approval, Subject to the Following Conditions:

- 1) Approval under this preliminary plan is limited to the uses and conditions outlined in the Board of Appeals approval of Case No. S-2466
- 2) Compliance with the conditions of approval as enumerated in the Transportation Planning memo dated September 13, 2001 and as follows:
 - Limit the expansion to no more than two gasoline pump islands fueling positions; 4,000 square feet of automobile service and repair facilities; 3,160 square feet of retail and office space and 3,160 square feet of automobile storage area for a total of 10,320 square feet
 - Limit site access points to no more than two driveways on MD 108
 - Coordinate with MDSHA, Engineering Access Permits Division to the Maryland State Highway Administration concerning the two access points to MD 108
 - Provide a reciprocal access agreement with the Damascus Shopping Center for the access point shown to and from the shopping center's southern parking lot or delete this existing private informal access point from the expansion plan
 - Comply with the Damascus streetscape concept requirements
- 3) All road rights-of-ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Damascus Master Plan, and to the design standards imposed by all applicable road codes
- 4) All road rights-of-way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Damascus Master Plan, unless otherwise designated on the preliminary plan
- 5) Record plat to provide for dedication of 80 feet of right-of-way for Main Street (MD 108)
- 6) Compliance with the conditions of MCDPS stormwater management approval dated August 7, 2001
- 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

10. **Preliminary Plan Review No. 1-01083 – Parcel R – Damascus - Continued**

- 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:

11. Preliminary Plan Review No. 1-01070 – Springview

RNC Zone; Thirty-Three (33) Lots Requested (Single-Family Detached Dwelling Units),
73.36 Acres
Community Water and Community Sewer

Located at the southern terminus of Hidden Garden Lane, and on the east side of Norwood Road, approximately 1,500 feet south of MD 108

Policy Area: Rural (Sandy Spring/Ashton)

APPLICANT: Miller and Smith

ENGINEER: Rodgers and Associates

Staff Recommendation: Approval, Including a Waiver of Overlength Cul-de-Sacs (50-26(d)), Waiver of Standard Tertiary Right-of-Way Width (50-26(h)(1)(2)), Waiver of Sidewalk (one side only) (50-26(h)(3)), Subject to the Following Conditions:

- 1) Approval under this preliminary plan is limited to thirty-three (33) single-family detached dwelling units
- 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 provide for dedication of 80 feet of right-of-way on Norwood Road
- 4) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation areas
- 5) Access and improvements as required to be approved by MCDPWT prior to recordation of plats(s)
- 6) Record plat to reference a common ingress/egress easements over all private roads and any other joint use driveways
- 7) All roads shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Approved and Adopted Sandy Spring/Ashton Master Plan, and to the design standards imposed by all applicable road codes.
- 8) All road right of way show on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Approved and Adopted Sandy Spring/Ashton Master Plan
- 9) No clearing, grading or recording of plat(s) prior to site plan approval
- 10) Final location of equestrian/pedestrian trail locations, sidewalks to be determined at site plan
- 11) Location of units to be determined at site plan
- 12) Final approval of floodplain delineation and source to be obtained prior to site plan approval
- 13) Approval by the Planning Board of a resolution for each waiver granted prior to recordation of plat(s)
- 14) 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

11. **Preliminary Plan Review No. 1-01070 – Springview - Continued**

- 15) 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
- 16) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

-
- 12. The Following **Record Plats** are Recommended for APPROVAL, Subject to the Appropriate Conditions of Approval of the Preliminary and/or Site Plans:

NOT AVAILABLE AT TIME OF PRINTING

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. Project Plan Review No. 9-98001A – Highlands at Clarksburg

RMX-2 Zone; 12,870 square feet retail, 18,590 square feet office, and 95 dwelling units; southeast quadrant, intersection of Frederick Road (MD 355) and Stringtown Road; Clarksburg and Vicinity – PA 13

APPLICANT: Centex Homes
ENGINEER: Macris, Hendricks & Glascock, P.A.

Staff Recommendation: Approval with conditions. (See staff report)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

14. **Request To Revise The Previous Conditions of Approval for Preliminary Plan Review No. 1-98009**

RMX-2 and R-200 (MPDU Option); One-Hundred and Sixty Three Dwelling Units (163) Requested, (Seventy-Five (75) Dwelling Units Previously Approved), 31,460 Square Feet of Retail Space Requested (18,590 Square Feet of Office Space and 12,870 Square Feet of Retail Space Previously Approved); 40.4 Acres
Community Sewer and Community Water

Southeast Quadrant of Stringtown Road and Frederick Road (MD 355) and at the North of the Extension of Timber Creek Lane

Policy Area: Clarksburg

APPLICANT: Centex Homes

ENGINEER: Macris, Hendricks and Glascock

ATTORNEY: Linowes and Blocher

Staff Recommendation: Approval, Pursuant to the FY 1999 Annual Growth Policy Alternative Review Procedures For Expedited Development ("Pay-and-Go") for the Retail Component, and the Alternative Review Procedures for Limited Residential Development (DAP) for Seventy Five (75) Dwelling Units and the FY 2002 Annual Growth Policy Alternative Review Procedures for Limited Residential Development (DAP) for Eight-Eighty (88) Dwelling Units, and Including Waivers Under Section 50-29(a)(2) and Section 50-26(e)(3) of the Subdivision Regulations, Subject to the Following:

- 1) Approval under this preliminary plan is limited to 163 residential dwelling units and 31,460 square feet of retail space. The applicant must pay to the Montgomery County Department of Finance the balance of the expedited development approval excise tax and the development approval payment prior to receipt of any building permits, as provided by county law
- 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) Timber Creek Lane is not to be connected to the existing Clarkbrook Estates Subdivision until the MCDP&T has accepted the road for maintenance and thirty-seven (37) of the single family dwelling units fronting Timber Creek Lane have been constructed. The existing road is to be barricaded and appropriately signed at its terminus to preclude access to the subject property
- 4) Applicant to dedicate that portion of Street "C" from Frederick Road (MD 355) to Street "BB", prior to the expiration of the preliminary plan, only if the property identified as Lot 4 and Lot 5 of Brickley's Subdivision has not received preliminary plan approval and dedicated an alternative access to Frederick Road. In the event that access is provided from Street "C" to Frederick Road (MD 355), it will be constructed as a directional right-in and right-out only configuration
- 5) All road rights-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Clarksburg Master Plan, and to the design standards imposed by all applicable road codes

14. **Request To Revise The Previous Conditions of Approval for Preliminary Plan Review No. 1-98009 - Continued**

- 6) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Clarksburg Master Plan, unless otherwise designated on the preliminary plan
- 7) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation areas
- 8) Record plat to provide for the full width dedication of MD 355 as shown on the approved preliminary plan
- 9) Compliance with the conditions of MCDPS stormwater management approval dated September 14, 2001
- 10) Access and improvements as required to be approved by MDSHA prior to issuance of access permits
- 11) No clearing, grading or recording of plats prior to site plan enforcement agreement approval
- 12) Final approval of the number and location of dwelling units, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan
- 13) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff
- 14) Record plat to reference all common ingress/egress easements
- 15) 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
- 16) 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
- 17) Necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

