

**Agenda for Montgomery County Planning Board Meeting
Thursday, January 24, 9:30 a.m.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: May 17, 2001 Commissioners' Reports Directors' Reports Reconsideration Requests	
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1. **Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan; (November 2001, County Council Amendments)**

Staff Recommendations: Concur with Executive recommendation.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Site Plan Review No. 8-02018 and Final Water Quality Plan – The Gardens of Traville

MXN Zone; 230 garden apartment units (inclusive of 187 moderately priced dwelling units); on Shady Grove Road, 1,000 feet west of Willow Tree Drive; Travilah & Vicinity

APPLICANT: Centrum-Traville, L.P.

ENGINEER: Loiederman Soltesz Associates

Staff Recommendation: Approval of Site Plan and Final Water Quality Plan, with conditions. (See staff report)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Site Plan Review No. 8-99050A and Final Water Quality Plan – Traville - Avalon Bay

MXN Zone; 520 multi-family units, (inclusive of 65 moderately priced dwelling units); on Shady Grove Road, 1,000 feet West of Willow Tree Drive; Travilah & Vicinity

APPLICANT: Avalonbay Communities, Inc.
ENGINEER: Loiederman Soltesz Associates

Staff Recommendation: Approval of Site Plan and Final Water Quality Plan, with conditions. (See staff report)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Extension of review period for Project Plan Review No. 9- 02001 - Parkside

R-200 and RMX Zones; 36 lots; on Clarksburg Road, 2,100 feet east of MD 355; Clarksburg

APPLICANT: Miller & Smith
ENGINEER: Gutschick, Little & Weber, P.A.

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

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:

5. Land Disposition

Authorization to sell surplus Advance Land Acquisition Revolving Fund (ALARF) property, consisting of 0.56 acres, more or less, improved, adjacent to Long Branch Stream Valley Park

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Zoning Text Amendment No. 01-11

Introduced by District Council at request of Planning Board; amend the Zoning Ordinance to permit by right hotel, motel, housing and related facilities for elderly or handicapped persons, auditorium and convention hall, and legitimate theater in certain Central Business District (CBD) Zones

(Action Required for Hearing of 02/05/02)

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Request To Revise The Previous Conditions of Approval For Preliminary Plan Review No. 1-94011A – Smalls Nursery

RE-1 Zone; 180.2 Acres; One Hundred and Thirty (130) Lots Previously Approved (Single-Family Detached Dwelling Units)

Public Water and Public Sewer

Located in the Northwest Quadrant Intersection of Georgia Avenue (MD 97) and Norbeck Road (MD 28), Northeast of Muncaster Mill Road

Policy Area: Olney

APPLICANT: Tower Construction Company
ENGINEER: LSI Inc
ATTORNEY: Lerch, Early & Brewer

Staff Recommendations: Grant Request to Revise Previous Conditions of Approval

*****Please See Staff Report*****

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Site Plan Review No. 8-95015A – Smalls Nursery**

(Request to revise the previous conditions of approval requesting the dedication of Park Land and the release of Building Permits)

RE-1 Zone; 130 lots (residential single-family dwelling units); 180.2 acres; northwest quadrant of the intersection of Georgia Avenue and Norbeck Road; Olney & Vicinity

APPLICANT: Tower Company
ENGINEER: Loiederman Associates Inc.

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Community Outreach Presentation**

Planning with Diverse Populations, University Boulevard Improvement Project

Staff Recommendation: Discussion.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Request for Extension of the Adequate Public Facility Period Pursuant to the Annual Growth Policy For Preliminary Plan Review No. 1-98093E and Site Plan Review No. 8-89049 – Rock Spring Park**

I-3 Zone; 44.16 Acres; One (1) Lot Previously Approved (1,635,100 Square Feet Commercial Space)

Public Water and Public Sewer

Located in the Northeast Quadrant of the Intersection of Fernwood Road and Rock Spring Drive

Policy Area: North Bethesda

APPLICANT: Rock Spring Park Associates
ENGINEER: Chester Engineers
ATTORNEY: Lerch, Early & Brewer

Staff Recommendation: Grant Extension to July 30, 2011 Extension.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Preliminary Plan Review No. 1-02028 – Oakton Associates

RNC Zone; 19.19 Acres; Ten (10) Lots Proposed (Single-Family Detached Dwelling Units)

Public Water and Public Sewer

Located in the Northeast Quadrant, Intersection of New Hampshire Avenue (MD 650) and Olney-Sandy Spring Road (MD 108)

Policy Area: Rural (Patuxent)

APPLICANT: Ribera Development, LLC

ENGINEER: Gutschick, Little & Weber

Staff Recommendations: 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) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Sandy Spring - Ashton Master Plan unless otherwise designated on the preliminary plan
- 3) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer, forest conservation areas, and open space
- 4) Compliance with the conditions of MCDPS stormwater management approval dated July 6, 2001
- 5) Access and improvements as required to be approved by or MDSHA prior to issuance of access permits
- 6) No clearing, grading, or recording of plats prior to site plan enforcement agreement and homeowners association documents
- 7) Final approval of the number and location of dwelling units, sidewalks, and bike paths will be determined at site plan
- 8) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff
- 9) 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) 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
- 11) Other necessary easements

11. Preliminary Plan Review No. 1-02028 – Oakton Associates - Continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Preliminary Plan Review No. 1-00074 – Woodbyrne Farms

RC Zone; 13.47 Acres; Two (2) Lots Proposed (Single-Family Detached Dwelling Units)

Private Well and Private Septic

Located on the North Side of Seneca Road (MD 112), Approximately 1,000 Feet Southwest of Deakins Lane

Policy Area: Rural (Darnestown)

APPLICANT: Konstantinos Stamoulis

ENGINEER: P.G. Associates

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) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Potomac Master Plan unless otherwise designated on the preliminary plan
- 3) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer, forest conservation areas, and open space
- 4) Record plat to provide for dedication of 70 feet of right-of-way (35 feet from centerline) for Seneca Road (MD 112)
- 5) Record plat to reflect common ingress/egress easements over all shared driveways
- 6) Compliance with conditions of MCDPS (Health Dept.) septic approval dated November 6, 2001
- 7) Access and improvements as required to be approved by MDSHA prior to issuance of access permits
- 8) 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
- 9) Other necessary easements

12. Preliminary Plan Review No. 1-00074 – Woodbyrne Farms - Continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. Preliminary Plan Review No. 1-02055 – Duvall Property

RE-2C Zone; 3.18 Acres; Two (2) Lots Proposed (Single-Family Detached Dwelling Units)

Located on the South Side of Hawkins Creamery Road, Opposite Vista Ridge Road

Policy Area: Damascus

APPLICANT: Sherwood & Hazel Duvall

ENGINEER: Benning & Associates

Staff Recommendations: Approval, Pursuant to Section 59-C-1.32 of the Montgomery County Zoning Ordinance, and 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 or MCDPS issuance of sediment and erosion control permits
- 2) Final dedication of Hawkins Creamery Road to be determined prior to recordation of plat
- 3) Record plat to provide for dedication as determined in condition #2
- 4) Compliance with the conditions of MCDPS stormwater management approval dated November 26, 2001
- 5) Compliance with conditions of MCDPS (Health Dept.) septic approval
- 6) Access and improvements as required to be approved by MCDPWT prior to recordation of plat
- 7) Record plat to reference that Lot 2 is being created under Section 59-C-1.32 Child Lot Provision in the RE-2C Zone for the use as a single-family residence only by the child, spouse of a child, or parent of the property owner. Applicant to provide signed "Child lot" affidavit prior to the recording of plat for the subject lots
- 8) 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
- 9) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

14. Preliminary Plan Review No. 1-02053 – John E. Kelly Property

R-200 Zone; 1.4 Acres; Two (2) Lots Proposed (Single-Family Detached Dwelling Units)

Public Water and Public Sewer

Located on the North Side of Quince Orchard Road, Approximately 500 Feet Southwest of Cheyenne Road

Policy Area: Gaithersburg

APPLICANT: Dr. John E. Kelly

ENGINEER: Benning & Associates

Staff Recommendation: Approval, Subject to the Following Conditions:

- 1) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Potomac Master Plan unless otherwise designated on the preliminary plan
- 2) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer
- 3) Record plat to provide for dedication of 30 feet from centerline for Old Quince Orchard Road
- 4) Record plat to reflect common ingress/egress easements over all shared driveways, if applicable
- 5) Compliance with the conditions of MCDPS stormwater management approval dated December 28, 2001
- 6) Access and improvements as required to be approved by MCDPWT prior to recordation of plat
- 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
- 8) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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15. 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:

16. **White Oak Golf Course Concept Plan**

New Hampshire Avenue, White Oak Master Plan Area

Staff Recommendation: Approval to proceed with facility planning for preferred concept.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

17. Muddy Branch Stream Valley Park Trail Plan (Public Hearing Draft)

Worksession

(Note: No public testimony will be taken at this time.)

Staff Recommendation: Discussion and Planning Board action.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: