

**Agenda for Montgomery County Planning Board Meeting
Thursday, January 31, 3:00 p.m.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: June 7, 2001 and December 11, 2001 Commissioners' Reports Directors' Reports Reconsideration Requests	
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GENERAL MEETING (*Third Floor Conference Room*)

Program Coordination, Legal, Legislation, and Administrative Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. Request Approval to File a Sectional Map Amendment

Implement the Approved and Adopted Kemp Mill Master Plan

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Board of Appeals Petition No. S-2490 (Special Exception)

Colonial Landscape & Design, Inc., applicant, requests a special exception for a landscape contractor; RC Zone, 1101-A Ednor Road, Silver Spring

(Action Required for Hearing of 2/13/02)

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Site Plan Review No. 8-02019 – Mandell Property

LDRC Zone; 14 single-family units; on east side of Bachellors Forest Road, approximately 1,200 feet north at Westminster Drive, Olney

APPLICANT: Porten Companies
ENGINEER: Charles P. Johnson & Assoc.

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Site Plan Review No. 8-02017 - Paint Branch Farms

C-1 Zone; 4,115 gross square feet commercial development; on north side of East Randolph Road, approximately 200 feet east of New Hampshire Avenue (MD 650), White Oak

APPLICANT: McDonald's Corporation;
ENGINEER: Ben Dyer Associates, Inc.

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Proposed Public/Private Partnership between M-NCPPC and the Red Wiggler Foundation

Develop a community farm offering horticultural therapy and vocational training for people with disabilities at Ovid Hazen Wells Recreational Park

Staff Recommendation: Approval of concept development plan and program.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Woodstock Equestrian Park Master Plan (Public Hearing Draft)

Worksession; on Route 28, north of West Hunter Road, Beallsville

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

Staff Recommendation: Discuss and approve the Master Plan for the Woodstock Equestrian Park.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Preliminary Plan Review No. 1-02027 – Airpark Apartments

I-4 Zone; 5.20 Acres; One-Hundred and Six (106) Multi-Family Dwelling Units Requested
Community Sewer and Community Water

Located on the North Side of Snouffer School Road, Approximately 250 Feet South of
Centerway Road

Policy Area: Montgomery Village Airpark

APPLICANT: Smart Development/Premiere Homes
ENGINEER: Macris, Hendricks and Glascock, P.A.
ATTORNEY: Linowes and Blocher

Staff Recommendation: Approval, Pursuant to the FY 2002 Annual Growth Policy Special Ceiling Allocation for Affordable Housing Facilities, Subject to the Following Conditions:

- (1) Approval under this preliminary plan is limited to a maximum of One-Hundred and Six Multi-Family dwelling units pursuant to the FY 2002 Annual Growth Policy Special Ceiling Allocation for Affordable Housing Facilities.
- (2) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permit, as appropriate
- (3) All roads rights-of-way shown on the approved preliminary plan shall be dedicated by the applicant to the full width mandated by the applicable Master Plan, unless otherwise designated on the preliminary plan
- (4) Applicant to construct a 4-foot wide natural surface trail from the proposed multi-family development at the northwest side of the property to the Master Planned Natural Discovery Area located within the adjacent Lois Green Conservation Park. Trail construction to include a pedestrian bridge over the Cabin Branch Tributary for the trail. Applicant to work with M-NCPPC staff prior to submittal of the final record plat to establish the trail's alignment and bridge location
- (5) Record plat to reflect the delineation of a conservation easement over the areas of tree preservation and stream valley buffer
- (6) No clearing, grading, or recording of plats prior to site plan approval
- (7) Final building locations, landscape plan, and parking facilities plan to be reviewed and approved with site plan
- (8) Conditions of MCDPS stormwater management approval
- (9) Access and improvements, as required to be approved by MCDPW&T prior to recording of plat(s)
- (10) Other necessary easements
- (11) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all the property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- (12) The Adequate Public Facility (APF) review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion

7. Preliminary Plan Review No. 1-02027 – Airpark Apartments – Continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Site Plan Review No. 8-02007 - Airpark Apartments Preliminary

I-4 Zone; 106 dwelling units; on north side of Snouffer School Road, approximately 200 feet south of intersection with Centerway Road, Gaithersburg

APPLICANT: Smart Development/Premiere Homes

ENGINEER: Macris, Hendricks & Glascock

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

**9. Preliminary Plan Review No. 1-02058 - Timber Hill
(Resubdivision)**

Rural Cluster (RC) Zone; 15.85 Acres; Two (2) Lots Requested (One (1) Existing Single-Family Detached Dwelling Unit)
Private Well and Private Septic Systems

Located on the South Side of Dustin Road, Approximately 3,300 Feet East Of Columbia Pike (MD 29)

Policy Area: Rural (Patuxent Watershed)

APPLICANT: Flora F. Hurley
ENGINEER: R.K. Maddox Surveys

Staff Recommendation: Approval Pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision Regulations, Subject to Conditions:

(See Conditions of Approval Enumerated in Staff Report)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Preliminary Plan Review No. 1-02062 - Drumeldra Hills
(Resubdivision)**

R-200 Zone; 4.3 Acres; Two (2) Lots Requested (One (1) Existing Single-Family Detached Dwelling Unit)

Community Sewer and Community Water

Located at the Southeast End of Overton Drive, Across from Overton Lane

Policy Area: Fairland White Oak

APPLICANT: Donald W. Lees
ENGINEER: Oyster, Imus and Petzold, Inc
ATTORNEY: Linowes and Blocher

Staff Recommendation: Approval Pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision Regulations, Subject to Conditions:

(See Conditions of Approval Enumerated in Staff Report)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. 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: