

**Agenda for Montgomery County Planning Board Meeting
Thursday, March 14, 2002, 9:30 a.m.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: July 30, 2001 Commissioners' Reports Directors' Reports Reconsideration Requests	
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GENERAL MEETING (*Third Floor Conference Room*)

A. Administrative Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

GENERAL MEETING (*Third Floor Conference Room*)

B. *Proposed Closed Session: Approval of Sealed Minutes*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

GENERAL MEETING (*Third Floor Conference Room*)

C. *Proposed Closed Session: Pursuant to Maryland State Government Code Section 10-508(a)(7) (consult with counsel to obtain legal advice): J.L. Matthews, Inc. V. MNCPPC*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

GENERAL MEETING (*Third Floor Conference Room*)

- D. *Proposed Closed Session:* Pursuant to Maryland State Government Code Section 10-508(a)(7) (consult with counsel to obtain legal advice): Attorney General opinion on Historic Preservation oversight of Montgomery College expansion into Jesup Blair Park

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

GENERAL MEETING (*Third Floor Conference Room*)

- E. *Proposed Closed Session:* Pursuant to Maryland State Government Code Section 10-508(a)(7) (consult with counsel to obtain legal advice): Parking Fees for special events

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Technical Staff Report for the Kemp Mill Sectional Map Amendment No. G-795**

Staff Recommendation: Approval of Technical Staff Report.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Mandatory Referral No. 01812-SHA-1

Wilson Lane (MD 188) from River Road (MD 190) to Moorland Road, Bethesda-Chevy Chase, Contract No. MO8655177

Staff Recommendation: Transmit comments to State Highway Administration.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Forest Conservation

Discussion and Adoption of Regulations

Staff Recommendation: Transmit to County Council for approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Preliminary Plan Review No. 1-97007E – Olney Church of Christ

R-200 Zone; 2.05 acres; One (1) Lot Previously Approved (House of Worship)
Community Water & Community Sewer

Located On the West Side of Georgia Avenue (MD 97), Approximately 400 Feet South of
Old Baltimore Road

Policy Area: Olney

APPLICANT: Olney Church of Christ
ENGINEER: Wallace R. Amos and Associates

Staff Recommendation: Grant Four (4) Month Extension.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Preliminary Plan Review No. 1-02035 – Grandview Townhomes

CBD-1/R-60 Zones; 2.08 Acres; Forty-Three (43) Lots Requested (42 Single-Family Attached Units and One (1) Single-Family Detached Unit)

Community Water & Community Sewer

Located on the Southwest Quadrant Intersection of Grandview Avenue and Blueridge Avenue

Policy Area: Kensington/Wheaton Policy Area

APPLICANT: Union Investment Properties, LLC
ENGINEER: Gutschick, Little & Weber, P.A.
ATTORNEY: Linowes & Blocher, LLP

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 Kensington/Wheaton Master Plan unless otherwise designated on the preliminary plan
- (2) Record plat to provide for dedication of 70 feet of right-of-way for Blueridge Road
- (3) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s). Provide truncations at all intersections
- (4) Record plat to reflect common ingress/egress easements over all shared driveways
- (5) Compliance with the conditions of MCDPS stormwater management approval dated January 2, 2002
- (6) No clearing, grading or recording of plats prior to site plan enforcement agreement approval
- (7) Planning Board approval of waiver resolution under Section 50-26 (e)(3) of the Montgomery County Subdivision Regulation
- (8) Final approval of the number and location of buildings, on-site parking, site circulation, sidewalks, and recreation will be determined at site plan
- (9) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff
- (10) Prior to recording of plat the disposition of the property exchange between the neighboring Washington Suburban Sanitary Commission property and the applicant, Union Investment Properties, must be finalized
- (11) 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
- (12) 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
- (13) Other necessary easements

5. Preliminary Plan Review No. 1-02035 – Grandview Townhomes - Continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Preliminary Plan No. 1-02059 – Daniel’s Property at Muncaster Mill

RE-1& R-200 Zone; 2.5 Acres; Three (3) Single-Family Detached Dwelling Units

Community Water & Community Sewer

Located on the Southwest Side of Muncaster Mill Road, Approximately 200 Feet Southeast of the Intersection with Bowie Mill Road

Policy Area: Rural (Upper Rock Creek)

APPLICANT: Premiere Homes

ENGINEER: Macris, Hendricks & Glascock, P.A.

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 Upper Rock Creek 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 and forest conservation areas
- (4) Record plat to provide for dedication of 40 feet of right-of-way for Muncaster Mill Road
- (5) Provide an eight-foot hiker/biker trail along the property fronting the south west side of Muncaster Mill Road. In addition, provide an 8-foot landscaping panel with street trees
- (6) Record plat to reflect common ingress/egress easements over all shared driveways
- (7) Coordinate with Maryland State Highway Administration (MDSHA) regarding their Capital Transportation Program Project No. MO9999, Muncaster Mill Road, to improve the horizontal and vertical deficiencies and provide spot improvements along Muncaster Mill Road
- (8) Compliance with the conditions of MCDPS stormwater management approval dated March 1, 2002
- (9) Access and improvements as required to be approved by MDSHA prior to issuance of sediment control permit
- (10) The term “denied access” is to be placed on the final record plat along the property that abuts MD 115, except at the approved entrance
- (11) 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
- (12) 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
- (13) Other necessary easements

6. Preliminary Plan No. 1-02059 – Daniel’s Property at Muncaster Mill - Continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Preliminary Plan Review No. 1-02025 – North Potomac Senior Housing

R-200/TDR Zones; 2.98 Acres; One (1) Lot Requested (Elderly Housing Units)

Located on the South Side of Darnestown Road, Opposite Tschiffley Square Road

Community Water and Community Sewer

Policy Area: Rural (Darnestown & Vicinity)

APPLICANT: National Senior’s Housing Corporation
 ENGINEER: Macris, Hendricks & Glascock, P.A.
 ATTORNEY: Miller, Miller & Canby

Staff Recommendation: Approval, Subject to the Following Conditions:

- (1) Approval of this preliminary plan is limited to a total development to 37 units of elderly housing, pursuant to B.O.A approval of case No. S-2474
- (2) Convey all necessary rights-of-way along MD 28 for SHA contract M05285271 upon SHA request. SHA will provide all necessary improvements to accommodate future access to the development
- (3) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Darnestown Master Plan unless otherwise designated on the preliminary plan
- (4) Record plat to provide for dedication of 132 feet of right-of-way for Darnestown Road
- (5) Record plat to reflect common ingress/egress easements over all shared driveways
- (6) Compliance with the conditions of MCDPS stormwater management approval
- (7) Final area of dedication to MNCPPC of open space in the south portion of the property to be added to Muddy Branch Stream Valley Unit 3 and to be reviewed by staff prior to recording of plat. The dedicated area should not include the proposed stormwater outfall area and should be conveyed free of trash and unnatural debris
- (8) Trail access should be provided by the applicant, as indicated on the plan, to facilitate pedestrian flow from Darnestown Road and from the residential units to the parkland
- (9) A sign indicating “No Motorized Vehicles” should be placed at the point where the trail/path abuts any parkland
- (10) Access and improvements as required to be approved by MDSHA prior to issuance of access permits
- (11) A landscape and lighting plan must be submitted for review and approval by technical staff prior to recordation of plat
- (12) 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
- (13) 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
- (14) Other necessary easements

7. **Preliminary Plan Review No. 1-02025 – North Potomac Senior Housing -
Continued**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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8. 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:

9. **Takoma Piney Branch Local Park**

Request by City of Takoma Park to file grant to construct and operate a local skateboard facility

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

