

**Agenda for Montgomery County Planning Board Meeting
Thursday, May 9, 2002, 9:30 p.m.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: November 8, 2001 December 6, 2001 December 13, 2001 Commissioners' Reports Directors' Reports Reconsideration Requests	
--	--

GENERAL MEETING *(Third Floor Conference Room)*

- A. Administrative Items
- B. Briefing on 2002 Legislation Session
- C. Briefing: Nine-Month Fund balance and Projection to 6/30/02 of the Operating Funds
- D. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508(a)(7) (consult with counsel to obtain legal advice)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. Continuation of land in reservation for public use for road right-of-way

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Proposed Zoning Text Amendment

Amend the Zoning Ordinance to incorporate Transfer Development Right requirements in the PD-2 Zone

Staff Recommendation: Permission to transmit the amendments to County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Proposed Zoning Text Amendment

Amend the Zoning Ordinance to create the Rural Village Center Overlay Zone

Staff Recommendation: Permission to transmit the amendments to County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Coquelin Run Stream Restoration and Dunlop Tributary Stormwater Management Facility (Lower Rock Creek)

Chevy Chase, east of Connecticut Avenue and north of East-West Highway

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Mandatory Referral No. 01505-MCPS-1 - Wheaton High School Stadium Lights

12601 Dalewood Drive, Wheaton

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Board of Appeals Petition No. S-2506 (Special Exception)

East Coast landscape, applicant, requests a special exception for a landscape contractor;
RE-1/RC Zones; 10.14 acres, 2000 Spencerville Road, Silver Spring

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

(Action Required for Hearing of 05-20-02)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Site Plan Review No. 8-02027 and Final Water Quality Plan - The Highlands

RMX-2 Zone; 10 multi-family dwelling units, 18,590 square feet office and 12,870 square feet retail; on Stringtown Road, southeast of Frederick Road, MD 355; Clarksburg & Vicinity – PA-13

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Site Plan Review No. 8-02014 and Final Water Quality Plan - Clarksburg Town Center

RMX-2 Zone; 150 one-family units, 185 townhouses and 128 multi-family units; southeast quadrant, intersection of Piedmont Road and Clarksburg Road; Clarksburg & Vicinity – PA-13

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Preliminary Plan Review No. 1-99100E – Cloverly Commercial**
(Request for an Extension of the Validity Period)

C-1 Zone; One (1) Lot (7,800 Square Feet General Retail Previously Approved); 33,105 Square Feet Tract Area (.76 Acre)

Community Water & Community Sewer

Located on the west side of New Hampshire Avenue (MD 650), approximately 750 feet north of the intersection with Briggs Chaney Road and New Hampshire Avenue

Policy Area: Cloverly

APPLICANT: Darivsh Vadadi
ENGINEER: Site Solutions

Staff Recommendation: Grant Six (6) Month Extension, Subject to the Following Conditions:

- (1) Applicant to obtain a revised stormwater management concept approval from the Department of Permitting Services (DPS) prior to the submission of a Site Plan
- (2) Coordinate all other prior participatory stormwater management approvals with DPS

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Preliminary Plan Review No. 1-01089 – Dufief Mill Road

R-200 Zone; 43,124 Square Feet; Two (2) Single-Family Detached Dwelling Units Proposed (One (1) Existing Single-Family Dwelling Unit)

Community Sewer and Community Water

Located on the West Side of Dufief Mill Road, Approximately 200 Feet South of Quelway Road

Policy Area: Rural (Darnestown)

APPLICANT: Xing Xu & Yaya Wang
ENGINEER: Capitol Design Development

Staff Recommendation: Approval, Subject to the Following Conditions:

- (1) Compliance with the conditions of MCDPS stormwater management approval dated July 20, 2001
- (2) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- (3) Provide final landscape buffer plan prior to recordation of plat for review and approval by technical staff
- (4) 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
- (5) 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
- (6) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. **Preliminary Plan Review No. 1-02087 – Kensington Park (Resubdivision)**

R-60 Zone; 25,807 Square Feet; Three (3) Single-Family Detached Dwelling Units Proposed (One (1) Existing Single-Family Dwelling Unit)

Community Sewer and Community Water

Located in the Northwest Quadrant of the Intersection of Kent Street and Frederick Avenue, within the Incorporated Limits of the Town of Kensington

Policy: Kensington/Wheaton

APPLICANT: Peter Heon
ENGINEER: Witmer Associates, LLC

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

See Discussion and Conditions of Approval Enumerated in Staff Report

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. **Zoning Map Amendment No. G-796**

Georgetown Preparatory Schools, Inc., applicant, requests rezoning from the R-90 Zone to the PD-28 Zone; 473 multi-family dwelling units; 15 acres; 10900 Rockville Pike, Rockville

Staff Recommendation: Deferral/Denial of the PD-28 Zone; Disapproval of Development Plan.

(Action Required for Hearing of 05-13-02)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

