

**Agenda for Montgomery County Planning Board Meeting
Thursday, May 16, 2002, 9:30 p.m.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: November 15, 2001 November 29, 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:

1. Presentation on Celebrating National Trails Day in Montgomery County

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Site Plan Review No. 8-02032 - Colesville Chevy Chase Bank

C-1 Zone; 3,200 gross square feet commercial office, 11,500 gross square feet commercial retail; northeast quadrant, intersection of New Hampshire Avenue and Wolf Drive; White Oak; PA - 33

APPLICANT: Chevy Chase Bank

ENGINEER: VIKA, Inc.

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Site Plan Review No. 8-02031 - Clarksburg Ridge

RMX-2/R-200 Zones; 101 one-family detached units, 58 townhouses, including 20 MPDU's; on west side of Clarksburg Road; 1,000 feet north of MD 355; Clarksburg; PA - 13

APPLICANT: Natelli Communities
ENGINEER: Rodgers & Associates, Inc.

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Proposed Zoning Text Amendment

Amend the Zoning Ordinance to allow optional development method in the I-3 Zone

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Proposed Zoning Text Amendment

Amend the Zoning Ordinance to add permitted uses in the R-200 Zone under certain circumstances

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Board of Appeals Petition No. S-2490 (Special Exception)
(Deferred from MCPB Agenda 1/31/02)

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

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

(Action Required for Hearing of 06-12-02)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Preliminary Plan Review No. 1-02007 – Derwood Bible Church**

R-200 Zone; 4.04 Acres; One (1) Lot Requested (28,129 Square Feet House of Worship)

Community Water & Community Sewer

Located on the Northeast quadrant of the intersection of Yellowstone Way and Chieftan Avenue

Policy Area: Gaithersburg

APPLICANT: Derwood Bible Church

ENGINEER: Gutschick, Little & Webber, P.A.

ATTORNEY: Miller, Miller & Canby

Staff Recommendation: Approval, Subject to the Following Conditions:

- (1) Approval under this preliminary plan is limited to a house of worship with 850-seat sanctuary with no weekday educational institute or child day-care facility on the site
- (2) Dedicate additional right-of-way for 30 feet from the centerline of Yellowstone Way and Chieftan Avenue and provide for urban truncation
- (3) Applicant to provide for the construction of sidewalks as follows:
 - a) On-site sidewalks along the property fronting Yellowstone Way and Chieftan Avenue.
 - b) Pursuant to section 50-35(n) applicant to provide off-site sidewalks along Yellowstone Way between the site and Redland Road.
- (4) Compliance with the conditions of MCDPS stormwater management approval dated October 2, 2001
- (5) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- (6) Provide final landscape and lighting plan prior to recordation of plat for review and approval by technical staff
- (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) 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

7. Preliminary Plan Review No. 1-02007 – Derwood Bible Church - Continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Preliminary Plan Review No. 1-01068 – Fairland Gardens**, Including Approval of the Upper Paint Branch Special Protection Area (SPA) Water Quality Plan

RE-1 Zone; One (1) Acre; One (1) Single Family Dwelling Unit Proposed

Community Sewer and Community Water

Located on the West Side of Friendly Road, Approximately 2,000 Feet South of Cabin Creek Drive

Policy Area: Fairland/White Oak

APPLICANT: Lenan & Pauline Cappel

ENGINEER: Vyfhis & Associates

Staff Recommendation: Approval of Preliminary Plan and Water Quality Plan, Under the DeMinimis Provision of the 2002 Adequate Public Facility Ordinance; Subject to the Following Conditions:

- (1) Prior to record plat, applicant to enter into an agreement with the Planning Board to limit impervious surfaces to no more than 10 percent as shown on the revised preliminary plan
- (2) Prior to release of building permits, applicant to demonstrate conformance to impervious surface limits, as shown on the revised preliminary plan. Any modifications to these plans that increase site imperviousness may require Planning Board action
- (3) Conformance to conditions as stated in Department of Permitting Service (DPS) Water Quality Plan approval letter dated October 22, 2001
- (4) Conformance with the limits of disturbance as shown on the revised "Water Quality Treatment Plan" Specific boundary of tree-save area and any tree protection measures to be determined by the MNCPPC inspector in conjunction with the land owner and construction contractor prior to the start of construction
- (5) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Fairland/White Oak Master Plan unless otherwise designated on the preliminary plan
- (6) Record plat to provide for dedication of 30 feet of right-of-way for Miles Road and 35 feet for Friendlywood Road
- (7) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- (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) Record Plat to reference easement for sewer and water line connections
- (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

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8. **Preliminary Plan Review No. 1-01068 – Fairland Gardens, Including Approval of the Upper Paint Branch Special Protection Area (SPA) Water Quality Plan --Continued**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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9. 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:

10. **Black Hill Regional Park Master Plan**

Worksession

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

