

Agenda for Montgomery County Planning Board Meeting
Thursday, October 17, 2002, 9:30 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: June 27, 2002 July 18, 2002 Commissioners' Reports Directors' Reports Reconsideration Requests	
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GENERAL MEETING (*Third Floor Conference Room*)

- A. Administration Items
- B. *Closed Session: Pursuant to Maryland State Code Section 10-508(a)(7)
(consult with counsel to obtain legal advice)*
- C. *Closed Session: Maryland Soccer Foundation, Inc.'s requests for additional
tournaments (consult with counsel to obtain legal advice)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Recreational and Environmental Perspectives on Mountain Biking in Parks**

Maryland Off-Road Enthusiasts (MORE) and West Montgomery Civic Association

Staff Recommendation: No public testimony will be taken on this topic at this time

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Preliminary Plan Review No. 1-01004B – Ramsburg/Mills II/Roberts Property (with Site Plan No. 8-01019B)**

R-200/TDR-3 Zone; 12.16 Acres; Thirty-Six (36) Lots (Single Family Detached Dwelling Units) (Amendment for 12 Additional Units)

Community Water and Community Sewer

Located on the North Side of Travilah Road, Approximately 4,000 Feet Northeast of Dufief Mill Road and Grandview

Applicant: Classic Communities

Engineer: Charles P. Johnson and Associates

Policy Area: North Potomac

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

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- 2) All roads 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) All roads shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Potomac Master Plan, and to the design standards imposed by all applicable road codes
 - 4) Record plat to show delineation of a Category I or II (as appropriate) conservation easement over all forest conservation areas
 - 5) Compliance with conditions of MCDPS stormwater management approval dated, August 15, 2002
 - 6) Access and improvements as required to be approved by MCDPWT
 - 7) Final approval of the location of buildings, sidewalks, and bikepaths will be determined at site plan
 - 8) A lighting and landscaping plan must be submitted as part of the site plan plat application for review and approval by staff.
 - 9) No Clearing, grading, or recording of plats prior to site plan approval
 - 10) Dedication of Travilah Road for 70' right of way (35' from center line)
 - 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 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
 - 13) Necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Site Plan Review No. 8-01019B – Ramsburg/Mills II/Roberts Property

R-200/TDR-3 Zone; 36 Single-family detached Units (Amendment for 12 additional units);
On Travilah Road, approximately 4000 feet northeast of Dufief Mill Road and Grandview;
PA – 25/Darnestown – Travilah & Vicinity

Staff Recommendation: Approval with conditions.

APPLICANT: Classic Communities

ENGINEER: Charles P. Johnson & Associates

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Pre-Preliminary Plan No. 7-03004 – Nicholas Markoff Property**

RDT Zone; 8.0 Acres; One (1) Lot (Single Family Detached Dwelling Unit)

Private Well and Private Septic

Located on the North Side of Martinsburg Road, Approximately 2100 Feet North of Whites Ferry Road

Applicant: Dan Knudson

Engineer: Thomas A. Maddox

Policy Area: Rural (Poolesville)

Staff Recommendation: No Objection to the Submission of a Minor Subdivision Application for One (1), Eight (8) Acre Lot, Subject to Compliance with the Requirements of Chapter 50, the Subdivision Regulations

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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5. **Site Plan Review No. 8-98022B – Qiagen** at Lot 1- Germantown Business Park; O-M Zone; 78,300 gross square feet Commercial Office, 11,700 gross square feet Day Care; Northeast quadrant, intersection of MD 118 and Dawson Farm Road; PA-19/Germantown & Vicinity

Staff Recommendation: Approval with conditions.

APPLICANT: Qiagen Sciences, Inc.

ENGINEER: VIKA, Inc.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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6. The FOLLOWING **Record Plats** are Recommended for APPROVAL, Subject to the Appropriate Conditions of Approval of the Preliminary and/or Site Plans:

NOT AVAILABLE FOR TIME OF PRINTING

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Board of Appeals Petition No. S-2517 (Special Exception)

Damascus Sports Association, Inc., applicant, requests a special exception for a Private Club; RDT zone; Howard Chapel Drive at Dix Street, Damascus

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Board of Appeals Petition No. S-411-D (Special Exception Modification)

La Foundation de L'Ecole Francaise Internationale de Washington, applicant, requests modifications to the existing Private Educational Institution; R-60 zone; 9600 Forest Road; Bethesda

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Preliminary Plan No. 1-02020 -Chevy Chase Lake East

C-1; C-2; R-30 Zones; 5.0 Acres; One (1) Lot; (230,965 Square Feet Commercial Retail Office)

Community Water and Community Sewer

Located in the Southeast Quadrant of the Intersection of Connecticut Avenue (MD 185) and Manor Road

Applicant: Chevy Chase Land Company

Engineer: VIKA, Inc.

Attorney: Linowes and Blocher

Policy Area: Bethesda/Chevy Chase

Staff Recommendation:

***** See Discussion and Conditions Enumerated in Staff Report*****

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Preliminary Plan No. 1-02108 – Cashell Estates (Resubdivision)

RE-1 Zone; 2.2 Acres; Two (2) Lots Requested; (Single Family Detached Dwelling Units)

Community Water and Community Sewer

Located on the East Side of Redland Road, Approximately 370 Feet North of Nedham Road

Applicant: Lathangliana Sailo

Engineer: Benning and Associates

Policy Area: Derwood

Staff Recommendation:

******* See Discussion and Conditions Enumerated in Staff Report*******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Development Plan Amendment (DPA-02-2)

Gables Residential, Inc., applicant, seeks to amend approved Development Plan to permit the development of 240 multi-family dwelling units; 11.76 acres; Town Sector zone; Rothbury Drive, southeast of intersection of Snouffer School Road and Goshen Road, Montgomery Village

Staff Recommendation: Denial of Development Plan Amendment. Denial of Supplementary Plan.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Supplementary Plan (accompanying Development Plan Amendment DPA-02-2)

Gables Residential, Inc., applicant, seeks to amend approved Development Plan to permit the development of 240 multi-family dwelling units; 11.76 acres; Town Sector zone; Rothbury Drive, southeast of intersection of Snouffer School Road and Goshen Road, Montgomery Village

Staff Recommendation: Denial of Supplementary Plan.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: