

Agenda for Montgomery County Planning Board Meeting
Thursday, December 5, 2002, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: September 12, 2002 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. **Mandatory Referral #00814-SHA-1 State Highway Administration (SHA) Congestion Relief Study (CRS)**

Intersection Improvements Veirs Mill Road (MD 586) at Aspen Hill Road.

Staff Recommendation: Approval with comments.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Zoning Map Amendment No. G-802**

David Fogel and Ilama Var-Levau, applicants, request rezoning from the R-60 zone to the C-T zone; 6,866 sq. ft., 7920 Old Georgetown Road, Bethesda.

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Mandatory Referral No. 02813-DPWT-1

Fairland Road Improvements from Columbia Pike (US 29) to the Prince George's County Line, CIP No. 509337

Staff Recommendation: Approval with comments.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Board of Appeals Petition No. S-2516 (Special Exception)

Happy Tails of MD, applicant, requests a special exception for an animal boarding place; RC zone; 17717 New Hampshire Avenue, Ashton

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Preliminary Plan Review No. 1-87012A – Churchill – Far North Village

(Request to revise previous conditions of approval); TS zone; 12 lots (1,300,000 square feet office); 110.20 acres; North side of Crystal Rock Drive, between Black Hill Regional Park and I-270; Germantown.

Policy Area: Germantown West

Applicant: North Village – 270 Limited Partnership

Engineer: Clark, Finefrock and Sackett

Attorney: Lerch, Early and Brewer

Staff Recommendation: Approval to revise conditions.

Incorporate Revised Conditions 4 –8 into Prior Planning Board Opinion Dated November 28, 1995

- (4) Participate in the County’s future CIP Project to construct the four-lane divided highway portion of Century Boulevard from its current terminus near Farther Hurley Boulevard to its intersection with Dorsey Mill Road by allocating a portion of their impact taxes when paid to this project
- (5) Construct Crystal Rock Drive as a four-lane divided roadway from its current terminus to its intersection with future Dorsey Mill Road as shown on Site Plan 8-02003
- (6) Participate in construction of an acceleration lane on Father Hurley Boulevard to accommodate the movement from northbound Crystal Rock Drive to eastbound Father Hurley Boulevard
- (7) Participate in constructing an acceleration lane on Crystal Rock Drive to accommodate the movement from westbound Father Hurley Boulevard to northbound Crystal Rock Drive including reconstruction/reconfiguration of the median and travel lanes on the northern leg of the intersection
- (8) All applicable conditions of approval of Planning Board Opinions dated October 27, 1988 and November 28, 1995 remain in full force and effect

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Preliminary Plan Review No. 1-99100E – Cloverly Commercial

(Request for the extension of the validity period); C-1 zone; 1 lot previously approved (General Retail); 0.76 acres; West side of new Hampshire Avenue (MD 650), approximately 750 feet north of the intersection with Briggs Chaney Road; Cloverly.

Policy Area: Cloverly

Applicant: DV, L.L.C.
Engineer: Site Solutions

Staff Recommendation: Grant six (6) month extension.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Preliminary Plan Review No. 1-03027 – Valois Property:

Proposed Lot 29, Block D, Spring Lawn Farm; RE-2 Zone 1 lot (1 single family dwelling unit); 2.05 acres; At the southern terminus of Crystal Spring Drive, approximately 500 feet south of Country View Way; Sandy Spring/Ashton.

Policy Area: Rural (Ashton – Sandy Spring Vicinity)

Applicant: Thomas and Janice Valois
Engineer: Perrine Planning and Zoning
Attorney: Beveridge and Diamond, P.C.

Staff Recommendation: Approval with conditions.

- (1) Record plat to reflect delineation of a conservation easement over the area of tree preservation
- (2) Final access and improvements, as required, to be approved by MCDPW&T prior to approval of building permit

Preliminary Plan Review No. 1-03027 – Valois Property: (cont'd)

- (3) Record plat to reference all utility easements
- (4) 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
- (5) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Preliminary Plan Review No. 1-03015 – Calverton

Lots 17-20, Block 29; R-90 zone; 4 lots (4 single family detached dwelling units); 1.5 acres; North side of Fairland Road opposite intersection with Summerwood Drive; Fairland.

Policy Area: Fairland – White Oak

Applicant: Tamara Corporation
Engineer: Dewberry and Davis

Staff Recommendation: Approval with conditions.

- (1) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permits
- (2) Prior to recording of plat applicant to submit a final grading and tree preservation plan for technical staff review and approval
- (3) Prior to recording of plat applicant to submit a supplemental landscape plan for the western property boundary for technical staff review and approval
- (4) All roads shown on the approved preliminary plan shall be dedicated by the applicant to the full width mandated by the master plan, unless otherwise designated on the preliminary plan

Preliminary Plan Review No. 1-03015 – Calverton (cont'd)

- (5) Access and improvements, as required to be reviewed and approved by MCDPW&T prior to recording of plat
- (6) Record plat to reference common ingress/egress easement for all lots
- (7) Record plat to reflect the delineation of a conservation easement of the areas of tree preservation
- (8) Sewer service to this property is to be provided by grinder pumps and/or ejector systems. The maintenance of these systems is the sole responsibility of the home owner and not WSSC
- (9) 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
- (10) The Adequate Public Facilities review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (11) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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 FOR TIME OF PRINTING

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Upper Rock Creek Area Master Plan – Worksession #2**

Land Use and Environment

Staff Recommendation: No public testimony at this time.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

