

Agenda for Montgomery County Planning Board Meeting
Thursday, January 16, 2003, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

<p>Roll Call Approval of Minutes: October 17, 2002 October 24, 2002 Commissioners' Reports Directors' Reports Reconsideration Requests</p>	
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GENERAL MEETING (*Third Floor Conference Room*)

- A. Administrative Items
- B. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 1-508(a) (7) (consult with counsel to obtain legal advice) (Topic: Wilgus property)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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5. **Mandatory Referral No. 02811-SHA-1: Strathmore Avenue (MD 547)** from Kenilworth Avenue to Weymouth Street, Contract No. MO8335180

Staff Recommendation: Approval with comments.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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6. **Site Plan Review No. 8-03000 and Final Water Quality Plan**

Parkside; RMX/R-200 Zone; 34 One-family detached dwelling units; On Clarksburg Road, approximately 2,400 feet north of MD Route 355; Clarksburg & Vicinity, PA-13

APPLICANT: Miller & Smith

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

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Site Plan Review No. 8-03003; Fairfield at Germantown**

RMX-2/R-200 Zone; 604 Multi-family dwelling units; On Waters Road, approximately 50 feet south of Wisteria Drive; Germantown & Vicinity, PA-19

APPLICANT: FF Realty LLC

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

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Project Plan Amendment – No. 9-01003A; Rockville Target**

146,168 gross square feet of commercial retail; On south side of Bou Avenue, 200 feet east of Chapman Avenue; PA – 30 North Bethesda – Garrett Park

APPLICANT: Target Corp.

ENGINEER: Greenman – Pedersen, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Site Plan Amendment – No. 8-01002A Rockville Target**

RMX-3C Zone; 146,168 gross square feet of commercial retail; On south side of Bou Avenue, 200 feet east of Chapman Avenue; PA – 30 North Bethesda – Garrett Park

APPLICANT: Target Corp.

ENGINEER: Greenman – Pedersen, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Request For Extension of the Validity Period for Preliminary Plan No. 1-87012 – Churchill – Far North Village**

TS Zone; 110.20 Acres; Twelve (12) Lots (Mixed Use)
Community Water and Community Sewer

Located On Crystal Rock Drive, Approximately 1,600 Feet North of Kinster Drive

Policy Area: Germantown West

Applicant: North Village – 270 Limited Partnership

Engineer: Clark, Finefrock and Sackett

Attorney: Lerch, Early and Brewer

Staff Recommendation: Grant 60-day extension.

BOARD ACTION

Motion:

Request For Extension of the Validity Period for Preliminary Plan No. 1-87012 – Churchill – Far North Village (cont'd)

Vote:

Yea:

Nay:

Other:

Action:

11. Preliminary Plan No. 1-01050 – Strombotne Property

Rural Zone; 9.56 Acres; One (1) Lot (One (1) Single Family Detached Dwelling Unit)
Private Wells and Private Septic

On Peachtree Road, Approximately 5000 Feet Northeast of Lomas Road

Policy Area: Rural (Little Bennett)

Applicant: Richard Strombotne
Engineer: Witmer and Associates

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 _____ Master Plan unless otherwise designated on the preliminary plan
- 3) Compliance with the conditions of MCDPS stormwater management approval
- 4) Compliance with conditions of MCDPS (Health Dept.) septic approval
- 5) Access and improvements as required to be approved by MCDPWT prior to recordation of plat
- 6) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation
- 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) Other necessary easements

Preliminary Plan No. 1-01050 – Strombotne Property (cont'd)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Preliminary Plan No. 1-03032 – Jackson’s Acres

R-90 Zone; 0.454 Acres; Two (2) Lots (Two (2) Single Family Detached Dwelling Units, One (1) Existing)
Community Water and Community Sewer

Located on the South Side of Smith Village Road, Approximately 800 Feet East of Randolph Road and abutting the Unimproved Right of Way Brittany Drive

Policy Area: Fairland – White Oak

Applicant: Oak Hill Construction
Engineer: Witmer and Associates

Staff Recommendation: Approval, Pursuant to the DeMinimis Provisions of the FY 2003 Annual Growth Policy, and Subject to the Following Conditions:

- 1) Applicant to submit a detailed tree save and grading plan to MNCPPC technical staff for review and approval prior to issuance of building 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 *Fairland-White Oak Master Plan* unless otherwise designated on the preliminary plan
- 3) Record plat to reflect dedication of Smith Village Road (30 ft. from centerline)
- 4) Submit an engineered sediment control plan to MCDPS for review and approval, prior to issuance of building permit
- 5) Record plat to reflect common ingress/egress and utility easement over shared driveway
- 6) Compliance with the conditions of MCDPS stormwater management approval

Preliminary Plan No. 7-03006 – Harding’s Subdivision (Resubdivision) (cont’d)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

14. Preliminary Plan No. 1-03036 – Goshen Heritage (Resubdivision)

RE-2 Zone; 5.81 Acres; Two (2) Lots (Two (2) Single Family Detached Dwelling Units)
Private Wells and Private Septic

Located on the North Side of Goshen School Road, Approximately 60 Feet West of Goshen Valley Drive

Policy Area: Rural (Goshen - Woodfield)

Applicant: William Stinson

Engineer: Macris, Hendricks and Glascock

Staff Recommendation: Approval, Pursuant to Section 50-29 (b)(2) of the Montgomery County Subdivision Regulations.

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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15. 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:

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16. **Mandatory Referral No. 02107- DPWT-1 Montgomery Hills Jr. High School Site Re-use**

Brookeville Road/Linden Land/Second Avenue, R-60 Zone, North Silver Spring

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: