

**Agenda for Montgomery County Planning Board Meeting
Thursday, February 13, 2003 9:30 A.M.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

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| Roll Call Approval of Minutes: December 12, 2002 Commissioners' Reports Directors' Reports Reconsideration Requests | |
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GENERAL MEETING (*Third Floor Conference Room*)

- A. Administrative Items
- B. Approve request to County Council and County Executive to appropriate funds for Legacy Open Space PDF 01870.
- C. *Closed Session: Pursuant to Maryland State Code Section 10-508(a)(1): Topic: To discuss personnel matters.*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. Silver Spring Pedestrian Study

Staff Recommendation: Informational Briefing by DPWT.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Looking Ahead: Strategies for Planning, Developing and Managing Parks in the Future

Staff Recommendation: *Discussion*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Damascus Master Plan Purpose and Outreach Strategy Report

Staff Recommendation: *Authorize recommended purposes and outreach strategy and recommended process for master plan.*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Stoney Creek Stormwater Management Facility (Mandatory Referral No 02903-DEP-1)

National Institutes of Health, Bethesda –

Staff Recommendation: *Approval.*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Site Plan Review No. 8-86065A - Johns Hopkins University**

“Master Plan”; LSC Zone; 894,636 gross square feet Academic, Scientific, Medical and Educational; Southwest quadrant, intersection of Medical Center Drive and Key West Avenue; Travilah & Vicinity, PA-25

APPLICANT: Johns Hopkins Institutions

ENGINEER: Loiederman Soltesz Associates

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Site Plan Review No. 8-03016 - Johns Hopkins University

Phase 3; LSC Zone; 216,165 gross square feet Academic, Scientific, Medical and Educational; Southwest quadrant, intersection of Medical Center Drive and Key West Avenue; Travilah & Vicinity, PA-25

APPLICANT: Spaulding & Slye, LLC
ENGINEER: Loiederman Soltesz Associates

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Preliminary Plan Review No. 1-03026 (with Site Plan 8-03008) – Lockwood Property

Low Density Rural Cluster (LDRC) Zone; Five (5) Lots (Five (5) Single Family Detached Dwelling Units); 26.96 Acres

Located at the terminus of Westminster Drive, between Barn Ridge Drive and Cross Timber Terrace

Community Water and Community Sewer

Policy Area: Olney

Applicant: Robert LoPinto
Engineer: Site Solutions
Attorney: Holland and Knight

Staff Recommendation: Approval, Subject to the Following Conditions:

- 1) Approval under this preliminary plan is limited to five (5) single family detached dwelling units

Preliminary Plan Review No. 1-03026 (with Site Plan 8-03008) – Lockwood Property (cont'd)

- 2) Applicant to enter into a Traffic Mitigation Agreement (TMA) with the Montgomery County Planning Board and the Montgomery County Department of Public Works and Transportation that requires the implementation of a marketing program for a variable message sign regarding the use of the Park and Ride lot located at Georgia Avenue (MD 97) and Norbeck Road (MD 28) as outlined in February 7, 2003 Transportation Planning memorandum
- 3) Compliance with the conditions of approval for the preliminary and final forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
- 4) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation approval memo dated, February 7, 2003
- 5) Record plat to reflect common ingress/egress and utility easements over all shared driveways
- 6) Record Plat to reflect all areas under Homeowners Association ownership and Stormwater Management areas
- 7) Compliance with the conditions of approval of the MCDPS stormwater management approval
- 8) Access and improvements as required to be approved by MCDPWT prior to recordation of plat
- 9) No clearing, grading or recording of plats prior to site plan enforcement agreement approval
- 10) Final approval of the number and location dwelling units will be determined at site
- 11) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff
- 12) 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
- 13) 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
- 14) Other necessary easements

BOARD ACTION**Motion:****Vote:****Yea:****Nay:****Other:****Action:**

8. Site Plan Review No. 8-03008 - Lockwood Property

LDRC Zone; 5 Single-family detached dwelling units; On South East Olney, between Barn Ridge Drive and Cross Timber Terrace; Olney & Vicinity, PA-23
Approval with conditions.

APPLICANT: Robert LoPinto
ENGINEER: Site Solutions, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Site Plan Review No. 8-99048A - Cross Creek Club

Club R-200 C Zone; 78 Single-family detached dwelling units; On Briggs Chaney Road, approximately 100 feet north of Fairland Road; Fairland & Vicinity, PA-34

APPLICANT: Bear Corporation.
ENGINEER: Charles P. Johnson & Associates

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Preliminary Plan Review No. 1-88216R - Hoyles Mill Village - (Request to revise the previous conditions of approval)

Located on the West Side of Schaeffer Road, Approximately 5,000 Feet Southwest of the intersection with Clopper Road (MD 117)

Policy Area: Germantown West

Applicant: Artery – Hoyles Mill Village, L.L.C.

Engineer: Charles P. Johnson and Associates

Attorney: Linowes and Blocher

Staff Recommendation: Approval, Subject to the Following Conditions:

- 1) Approval of fourteen (14) additional lots only at this time
- 2) Applicant to enter into an agreement with the Montgomery County Planning Board for the purposes of withholding three (3) residential lots from final recordation or as prescribed by Site Plan approval
- 3) Record plat to reflect a note identifying impervious coverage limitations and any agreements with the Planning Board as per Site Plan
- 4) Applicant is bound by all previous conditions of preliminary plan approval as contained in Planning Board's Opinions dated 11-23-94, 06-20-96, 05-05-99 and 10-10-01 (Plan No. 1-01063), as applicable

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Site Plan Review No. 8-95030B; Hoyles Mill Village

R-200 Zone; 223 Single-family detached dwelling units, 41 Townhouses, including 41 MPDU's; On Schaeffer Road, approximately 5,000 feet Southwest of Clopper Road; Germantown & Vicinity, PA-19

Approval with conditions.

APPLICANT: Toll Brothers.

ENGINEER: Charles P. Johnson & Associates

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Site Plan Review No. 8-00019; Hoyles Mill Village

R-200 Zone; 17 Single-family detached dwelling units; On Schaeffer Road, approximately 5,000 feet Southwest of Clopper Road; Germantown & Vicinity, PA-19

APPLICANT: Artery Group – Hoyles Mill Village, L.L.C.

ENGINEER: Charles P. Johnson & Associates

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. Preliminary Plan Review No. 1-02056 – Burdoft Property

C-1 Zone; One (1) Lot; (10,192 Total Square Feet Commercial Office/Retail); 24,049 Square Foot Lot

Located in the Southeast Corner, Intersection of Randolph Road and Vital Way
Community Water and Community Sewer

Policy Area: Fairland White Oak

Applicant: Thomas J. Reugg

Engineer: Benning and Associates

Staff Recommendation: Approval, Subject to the Following Conditions:

- 1) Approval under this preliminary plan is limited to 10,192 square feet of commercial office/retail uses
- 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) Compliance with the conditions of approval of the MCDPS stormwater management approval dated November 29, 2001
- 4) Access and improvements as required to be approved by MCDPWT prior to recordation of plat
- 5) No clearing, grading or recording of plats prior to site plan enforcement agreement approval
- 6) Final approval of the location of buildings, on-site parking, site circulation, and sidewalks will be determined at site plan
- 7) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff
- 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) 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
- 10) Other necessary easements

14. Preliminary Plan Review No. 1-03031 – Cabin John Park (Resubdivision)

R-90 Zone; Two (2) Lots (Two (2) Single Family Detached Dwelling units, 1 existing);
0.6180 Acres

Located on the Eastside of 75th Street, Approximately 100 Feet North of Arden Road
Community Water and Community Sewer

Policy Area: Bethesda-Chevy Chase

Applicant: Hemingway Homes, L.L.C.

Engineer: PG Associates

Staff Recommendation:

***** See Discussion and Conditions Enumerated in 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:

16. **Zoning Text Amendment No. 03-01**

Introduced by Council member Praisner to amend the Zoning Ordinance to establish special optional method of development requirements for Moderately-Priced Dwelling Unit (MPDU) projects with fewer than 35 dwelling units.

Staff Recommendation: Do not enact the text amendment.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

17. Agricultural District Petitions

Elmer School Road, Dickerson

Staff Recommendation: Approval, to transmit to County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: