

Agenda for Montgomery County Planning Board Meeting
Thursday, March 6, 2003, 9:30 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Commissioners' Reports Directors' Reports Reconsideration Requests	
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GENERAL MEETING (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

A. Administrative Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Housing Montgomery: A Menu of Options for a Dramatic Increase in the Supply of Housing for Our Workforce**

Staff Recommendation: *Approval to transmit to County Council (Public Testimony Limited to One Hour. Written testimony should be sent to the Montgomery County Planning Board at the above address.)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Proposed Zoning Text Amendment** to amend the Zoning Ordinance to establish Moderately Priced Dwelling Unit (MPDU) requirements and optional method of development standards for the RE-1, RE-2C and RNC Zones

Staff Recommendation: Transmittal to County Council for Introduction. (Public Testimony Limited to One Hour. Written testimony should be sent to the Montgomery County Planning Board at the above address.)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Upper Rock Creek Area Master Plan Worksession #5 – Housing and Land Use**

Staff Recommendation: Discussion. (No public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Zoning Text Amendment No. 03-02**

To add definitions for certain dry cleaning and laundering terms and allowing certain dry cleaning and laundering operations by right in certain zones, subject to certain standards.

Staff Recommendation: *Approval with modifications.*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Mandatory Referral No. 02110 – DPWT-1 Silver Spring Fire Station #1 (Relocation) and Police Substation

West side of Georgia Avenue, CBD-2, Silver Spring Central Business District (CBD)

Staff Recommendation: Approval with comments.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Randolph Road Bus Transit Improvement Study from Parklawn Drive to US 29 - Concept Report

Staff Recommendation: Transmit comments to DPWT.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Eleven Water and Sewer Category Changes, Administrative Delegation Group 2003-01

Staff Recommendation: Approve Staff review recommendations and Transmit to County DEP.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Preliminary Plan No. 1-03038 – Veals Subdivision

RDT Zone; 10.53 Acres; One (1) Lot Proposed (Single Family Detached Dwelling Unit)

Private Well and Private Septic

Located on the South Side of Clarksburg Road (MD 121), Approximately 400 Feet South of Fingerboard Road (MD 80)

Policy Area: Rural

Applicant; Donald Veals

Engineer: Dewberry and Davis

Staff Recommendation: Approval, Subject to the Following Conditions:

- 1) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Agricultural and Opens Space Master Plan unless otherwise designated on the preliminary plan
- 2) Record plat to reflect common ingress/egress and utility easements over gravel driveway in southern corner of property
- 3) Prior to issuance of building permits, applicant to provide to MCDPS an engineered sediment and erosion control plan for review and approval
- 4) Compliance with the conditions of approval of the MCDPS stormwater management approval
- 5) Compliance with conditions of MCDPS (Health Dept.) septic approval
- 6) 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
- 7) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Preliminary Plan No 1-03009 – Burgundy Park

I-2 and I-4 Zones; 9.93 Acres; One (1) Lot Previously Approved (117,875 Square Feet of Warehouse Space)

Community Sewer and Community Water

Located on the East Side of Southlawn Lane, Approximately 300 Feet South of Southlawn Court

Policy Area: Derwood

Applicant: F.D.R. Srour Partnership

Engineer: A.E.S. Associates

Attorney: DuFour and Kolhoss

Staff Recommendation: Approval, Subject to the Following Conditions:

- 1) Limit the preliminary plan for up to 117,875 square feet of warehouse space at the size shown on the latest plan dated November 9, 2002 and for the land use analyzed in the traffic study
- 2) In lieu of satisfying the original APF improvements required for the Preliminary Plan No. 1-88333, Srour Property, pay a pro-rata share towards:

Construction of an exclusive right-turn lane from southbound Southlawn Lane to westbound East Gude Drive (i.e., towards Frederick Road (MD 355) with modifications to the traffic signal at the intersection of Southlawn Drive and East Gude Drive.

The required improvement is part of the following:

- *The required intersection improvement of the City of Rockville's Special Exception Case No. SPX 99-0279, Shannon Allcock, applicant (Louis Fanaroff, owner) for an automobile filling station (i.e., Chevron) with a convenience store. The applicant was also required to dedicate the right-of-way for the right-turn lane along their Southlawn Lane frontage. The proposed Chevron station was Annexation Case No. ANX97-00124 and is now a pending Use Permit No. 2000-00622.*
 - *The Montgomery County Department of Public Works and Transportation's (DPWT) Capital Improvements Program (CIP) Project No. 507017, Intersection and Spot Improvements, subproject - East Gude Drive and Southlawn Lane*
- 3) 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
 - 4) Prior to Montgomery County Planning Board release of building permit applicant shall pay to the Department of Park and Planning the sum of \$30,000, as required by the Contribution Agreement dated, April 30, 1990, between Farid Srour and the M-NCPPC. Applicant may deduct from the \$30,000 the cost of forest enhancement on the subject

Preliminary Plan No 1-03009 – Burgundy Park (continued)

property implemented in that portion of the stream valley buffer within 75 feet of the stream bank

- 5) Compliance with the conditions of approval of the MCDPS stormwater management approval
- 6) 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
- 7) 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
- 8) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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- 10. 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: