

Agenda for Montgomery County Planning Board Meeting
Thursday, April 3, 2003, 1:00 P.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: January 23, 2003 Commissioners' Reports Directors' Reports Reconsideration Requests	
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GENERAL MEETING (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

- A. Administrative Items
- B. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508(a) (7) (consult with counsel to obtain legal advice)*
(Subject: Transfer Development Rights [TDRs])

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. Gaithersburg Vicinity Master Plan Purpose and Outreach Strategy Report

Staff Recommendation: Approve for staff use including the boundaries, process, and outreach methods.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Forest Conservation Plan

Proposed Athletic Field, Little Flower Church School and Westland Middle School; R-60 Zone; near intersection of Massachusetts Avenue and Briley Place, Bethesda-Chevy Chase

Staff Recommendation: Approval of the Preliminary Forest Conservation Plan.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **(Deferred from June, 13, 2002 Planning Board Hearing) Mandatory Referral No. 02202-MCPS-1**

Proposed Athletic Field, Little Flower Church School and Westland Middle School; R-60 Zone; near intersection of Massachusetts Avenue and Briley Place, Bethesda-Chevy Chase

Staff Recommendation: Approval to transmit comments to MCPS

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Proposed Zoning Text Amendment**

to amend the Zoning Ordinance to eliminate the neighborhood and county need requirement for special exceptions

Staff Recommendation: Transmittal to County Council for Introduction

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Proposed Zoning Text Amendment

to amend the Zoning Ordinance to eliminate the requirement for a written transcript of the public hearing for optional method of development project plans in the CBD and RMX Zones and for combined urban renewal project plans in the central business district zones

Staff Recommendation: Transmittal to County Council for Introduction

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Pre-Preliminary Plan Review No. 7-03031 – Homecrest (Resubdivision)**

RE-2/TDR Zone; Five (5) Lots (Five (5) Single Family Detached Dwelling Units, One (1) Existing); 3.91 Acres

Located on the West Side of Homecrest Road, Approximately 100 Feet North of Homecrest Court
Community Water And Community Sewer

Policy Area: Aspen Hill

Applicant: Smart Development – Premiere Homes
Engineer: Macris, Hendricks and Glascock

Staff Recommendation – No objection to the submission of a preliminary plan application, pursuant to Section 50-29(b)(2) – Resubdivision Criteria

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Preliminary Plan Review No. 1-02078 – Mullinax Property

Rural Cluster Zone; One (1) Lot (One (1) Single Family Attached Dwelling Unit); 3.40 Acres

Located on the Northern Terminus of Allnut Lane, Approximately 1500 Feet North of Spencerville Road (MD 198)

Policy Area: Rural (Patuxent)

Applicant: B. Theresa Barber

Engineer: Nassaux – Hemsley, Inc.

Staff Recommendation: Approval, Including a Waiver of Full Frontage Pursuant to Section 50-29 (a)(2) of the Subdivision Regulations, and Subject to the Following Conditions:

- 1) Prior to recordation of plat applicant to submit an agreement to MNCPPC technical staff for review and approval that limits site imperviousness to 10% as per Primary Management Area guidelines
- 2) Record plat to reflect common ingress/egress and utility easements over all shared driveways
- 3) Compliance with the conditions of approval of the MCDPS stormwater management approval
- 4) Prior to issuance of building permits, applicant to submit an engineered sediment and erosion control plan to MCDPS for review and approval
- 5) Compliance with conditions of MCDPS (Health Dept.) septic approval dated March 4, 2003
- 6) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- 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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Preliminary Plan Review No. 1-02082 – Our Lady of Good Counsel High School

RC/RE-2 zone; 1 lot (private high school); 99.7 acres

Located on the south side of MD Route 108 and Dr. Bird Road East and West of Bachelor's Forest Road

Community Water and Community Sewer

Policy Area: Olney

Applicant: Our Lady of Good Counsel High School

Engineer: Macris, Hendricks and Glascock

Attorney: Linowes and Blocher

Staff Recommendation: Approval, Subject to the Following Conditions:

- 1) Limit the total high school enrollment to no more than 1,200 students and the size of the building to three stories and 196,000 square feet of gross floor area
- 2) Limit paved parking areas to three lots containing no more than 489 parking spaces
- 3) Coordinate Relocated Bachelors Forest Road alignment with the alignment of Old Vic Boulevard at the intersection with Olney-Sandy Spring Road (MD 108)
- 4) Coordinate all improvements along MD 108 with the Maryland State Highway Administration (SHA)
- 5) Place the term "denied access" on the final record plat along all property abutting MD 108 and Dr. Bird Road (MD 182) except at approved entrance locations
- 6) Dedicate right-of-way along MD 108 to provide 60-foot of right-of-way from the centerline as shown on the preliminary plan dated January 14, 2003
- 7) Provide a five-foot sidewalk along MD 108.
- 8) Dedicate right-of-way along MD 182 to provide 60-foot of right-of-way from the centerline of MD 182 as shown on the preliminary plan dated January 14, 2003
- 9) Construct Relocated Bachelors Forest Road to full primary road standards to the southern driveway to the school
- 10) Per the pending updated Olney Master Plan, dedicate an 80-foot right-of-way for Relocated Bachelors Forest Road
- 11) Provide a five-foot sidewalk along the east side of Relocated Bachelors Forest Road and an eight-foot Class I bikeway along the west side of Relocated Bachelors Forest Road
- 12) Lighting along sidewalks and roadways shall meet IES-NA standards.
- 13) Coordinate with SHA with respect to implementation of the recommendations in the signal warrant study for the intersection of MD 108 and Old Vic Boulevard and Relocated Bachelors Forest Road
- 14) Enter into a binding Transportation Management Agreement with The Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission (the "Planning Board) prior to record plat
- 15) 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

Preliminary Plan Review No. 1-02082 – Our Lady of Good Counsel High School
(continued)

- 16) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Olney Master Plan unless otherwise designated on the preliminary plan
- 17) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Olney Master Plan, and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By _____" are excluded from this condition
- 18) Submit final landscape and lighting plan for technical staff review and approval to assure compatible light levels on adjoining residential community. Lighting plan to include all details of lighting fixtures within the parking area and proposed stadium
- 19) Applicant shall coordinate with the Greater Olney Civic Association, or other designated community entity for the purpose of providing reasonable use, by the community, of Good Counsel High School's athletic facilities
- 20) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation
- 21) Compliance with the conditions of approval of the MCDPS stormwater management approval dated
- 22) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s) and MDSHA prior to issuance of access permits
- 23) Final Planning Board opinion to reflect remaining residential density allocation
- 24) 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
- 25) 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
- 26) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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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:

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10. **Matthew Henson Trail: Facility Planning, Design, and Project Description Form (PDF).** 1) *Approve facility plan for a hard surface trail in Matthew Henson State Park and Greenway as the basis for design and construction;* 2) *approve initiation of final design, construction documents, and permitting for Phases 1 and 2;* and 3) *propose changes to the Matthew Henson Trail PDF No. 500400, as submitted by the Montgomery County Department of Public Works and Transportation, and transmit proposed changes to the Montgomery County Council. (Public Testimony will be limited to 1.5 Hours)*

Staff Recommendation:

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: