

Agenda for Montgomery County Planning Board Meeting

Thursday, April 24, 2003, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: February 6, 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. Request to rename Field #2 at Cabin John Regional Park
- C. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508(a)(7) (consult with counsel to obtain legal advice) (Subject: Litigation)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. FY04 Annual Growth Policy Ceiling Element –

Staff Recommendation: Transmit to County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Board of Appeals Petition No. S-2568 (Special Exception)

IO Limited Partnership, applicant, requests an automobile filling station and convenience store, northeast corner of MD 118 and Bowman Mill Drive, C-3 Zone, Germantown

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Board of Appeals Petition No. S-2266-A (Special Exception Modification)**

Kevin P. Clair, applicant requests a modification to existing Landscape Contractor, 2.68 acres, RE-1 Zone, 18001 Bowie Mill Road, Upper Rock Creek

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Zoning Text Amendment No. 03-06**

Introduced by District Council; provide an additional process for an applicant for reclassification of property located in a Metro Station Policy Area to satisfy the applicant's burden of proof on certain traffic impact issues

Staff Recommendation: Approval with modifications.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Mandatory Referral No. 03805-DPWT-1

Citadel Avenue extended between Marinelli Road and Nicholson Lane. CIP No. 509337

Staff Recommendation: Approval with comments.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Facility Plan for Renovation of an Existing Trail in Black Hill Regional Park

This 2-mile trail runs along the east side of Little Seneca Lake adjacent to Churchill Town Sector

Staff Recommendation: Approval of park facility plan.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Site Plan Review No. 8-95036B, Montrose Crossing – Phase III

RMX-3C Zone; 150 Multi-family dwelling units; Northeast quadrant of the intersection of Rockville Pike and Randolph Road; North Bethesda – Garrett Park, PA – 30

APPLICANT: Montrose Crossing, Inc.

ENGINEER: Linowes & Blocher, LLP

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Pre-Preliminary Plan Review No. 7-03034 – Farquhar Property**

RNC Zone; Thirty-One (31) Lots (Thirty-One (31) Single Family Detached Dwelling Units); 69.7 Acres

Located in the Northwest Quadrant of the Intersection of MD Rte. 108 and Brooke Road
Community Water and Community Sewer

Policy Area: Rural (Sandy Spring Ashton)

Applicant: Pulte Home Corp.

Engineer: Rodgers Consulting

Staff Recommendation: Approval, Pursuant to Section 50 – 33A of the Subdivision Regulations, Subject to, but not limited by, the Following Conditions:

- 1) Final approval of road access and driveway access points to be determined at preliminary/site plan
- 2) Provide sidewalks, trails and equestrian easements as shown on the approved pre-preliminary plan
- 3) Provide 5 ft. natural surface trail between lots 13 and 14 to connect sidewalk to north/south natural surface trail. All trail connections are to be located on Home Owner's Association property or are to be provided for on private property via easement
- 4) Coordinate final pedestrian access location to Elementary School site to be approved by MCPS
- 5) Approval of stormwater management concept at preliminary plan, to include revised location of ponds as shown on pre-preliminary
- 6) Parcel "E" to be placed in a Category I easement to protect existing tree buffer along northern boundary of school site.
- 7) Final approval of tertiary road cross section to be approved at the time of preliminary plan
- 8) Compliance with all applicable requirements under Chapter 50 of the Subdivision Regulations, Chapter 59 of the Zoning Ordinance and other appropriate codes

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Preliminary Plan Review No. 1-87272 – T.C. Thompson Property

RE-2 Zone; Thirty-Four (34) Lots (Thirty-Four (34) Single Family Detached Dwelling Units (One (1) Existing); 102.067 Acres

Located on the East Side of Stoney Creek Road, Approximately 800 Feet Southeast of Travilah Road

Private Wells and Private Septic

Policy Area: Rural (Potomac)

Applicant: Thomas C. Thompson, Jr.

Engineer: Benning and Associates

Attorney: Lerch, Early and Brewer

Staff Recommendation: Approval, Including a Waiver of Frontage for Two Lots (50-29 (a)(2)), and 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 Potomac Master Plan unless otherwise designated on the preliminary plan
- 3) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Potomac 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
- 4) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation. Category I easement
- 5) Conservation easement boundary to be appropriately delineated with signage as approved by MNCPPC technical staff
- 6) Record plat to provide for dedication of 50 feet of right-of-way (25 ft. from centerline) for Stoney Creek Road
- 7) Record Plat to contain note restricting access to location approved by MCDPWT as shown on approved preliminary plan
- 8) Record plat to reflect common ingress/egress and utility easements over all shared driveways
- 9) Record Plat to reflect all areas under Homeowners Association ownership and stormwater management areas
- 10) Record Plat to reflect 20 ft public use easement along southern boundary of property and a 20 ft public use easement along the western boundary of the property from the southwest corner through Lot 301
- 11) Compliance with the conditions of approval of the MCDPS stormwater management approval dated, February 24, 2003
- 12) Compliance with conditions of MCDPS (Health Dept.) septic approval

Preliminary Plan Review No. 1-87272 – T.C. Thompson Property *(continued)*

- 13) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- 14) Prior to recording of plat(s), applicant to submit a supplemental planting plan for technical staff review and approval for the area along Stoney Creek Road
- 15) 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
- 16) 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
- 17) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Preliminary Plan Review No. 1-87271A – Milestone Industrial, LC (Request to amend the previous conditions of approval)**

I-3 Zone; Three (3) Lots (944,750 sq. ft. commercial (previously approved)); 42.15274 Acres

Located in the Northwest quadrant of the intersection of I-270 and Ridge Road
Community Water and Community Sewer

Policy Area: Germantown East

Applicant: The Peterson Companies

Engineer: Vika, Inc.

Attorney: Linowes and Blocher

Staff Recommendation: Approval to Revise the Previous Conditions Pursuant to Section 50-20(3)(vi) of the Subdivision Regulations, Subject to the Following Amendment:

- 1) Revise development phasing schedule to provide for an additional five (5) year Adequate Public Facilities review for the remaining 563,700 square feet approved under Preliminary Plan No. 1-87271 and Site Plan No. 8-01009
- 2) All prior applicable conditions under Planning Board opinions dated 5-16-91 and 7-22-96 for Preliminary Plan No 1-87271 and Planning Board opinion dated 1-17-01 for Site Plan No. 8-01009 remain in full force and effect

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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11. 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:

12. Capital Improvement Program

Joint Public Forum with Montgomery County Planning Board and the Montgomery County Recreation Advisory Boards on Montgomery County Park and Planning Commission and Recreation Department projects to be included in the FY05-10

Staff Recommendation: Public Testimony Limited to 2½ Hours

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: