

**Agenda for Montgomery County Planning Board Meeting**  
**Thursday, May 8, 2003, 9:30 A.M.**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Board Action

---

Roll Call Approval of Minutes: February 2, 2003 Commissioners' Reports Directors' Reports Reconsideration Requests	
--	--

---

1. **Rickman Farm Horse Park Therapeutic Riding Facility**

**Staff Recommendation:** Approval of a Park Development Plan.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

---

**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: Park Foundation)*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

---

3. **Board of Appeals Petition No. S-738-B (Special Exception) National Children's Center**

Applicant requests a modification to increase staff and reduce ages of children, 410 University Blvd, West, R-60, Silver Spring

**Staff Recommendation:** Approval with conditions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

---

4. **Mandatory Referral No. 03103-NCPC-1**

Master Plan for the Walter Reed Army Medical Center, Forest Glen Annex

**Staff Recommendation:** Approval to transmit comments to the National Capital Planning Commission. (NCPC)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**5. Preliminary Plan No. 1-03052 – Maple Ridge Townhomes**

RT-8 Zone; 8.10 Acres; Fifty Nine (59) Lots Requested (Single Family Attached Dwelling Units Including 8 MPDUs)

Community Sewer and Community Water

Located on the West Side of Lockwood Drive, Approximately 100 Feet South of Oak leaf Drive, Across from Arrington Drive and Abutting Columbia Pike (US 29)

Policy Area: Fairland – White Oak

**Staff Recommendation:** Approval, Pursuant to the FY03 Annual Growth Policy Staging Ceiling Flexibility, Subject to the Following Conditions:

- (1) Approval under this preliminary plan is limited to a maximum of fifty-nine (59) single family attached dwelling units
- (2) Pursuant to the Policy Area Transportation Review component of the Adequate Public Facilities test the applicant shall enter into a Transportation Management Agreement with the Montgomery County Planning Board and the Montgomery County Department of Public Works and Transportation to sponsor and implement a trip reduction program as outlined in the Transportation Planning Division memo dated April 30, 2003
- (3) Provide a five (5) foot wide sidewalk, an eight (8) foot wide tree panel, and a thirteen (13) foot paved area (for future on street Class II bicycle lane and parking) on Lockwood Drive along the entire property frontage
- (4) Extend the proposed sidewalk along site frontage/Lockwood Drive off-site (within the existing 60 foot right of way) to the north to connect with the existing sidewalk along Oak Leaf Drive, and to the south to the bus stop at the corner of Northwest Drive and Lockwood Drive
- (5) Coordinate with the Maryland State Highway Administration, Maryland Mass Transit Administration and the Washington Metro Area Transit Authority on their Capital Beltway Corridor Transportation Study
- (6) Dedication of Lockwood Drive 40 feet from the centerline and 60 feet from the center line of Columbia Pike (US 29)
- (7) 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 other wise designated on the preliminary plan
- (8) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plats or MCDPS issuance of sediment and erosion control permit, as appropriate
- (9) Access and improvements, as required, by MCDPW&T pursuant to letter dated April 24, 2003 or as otherwise amended
- (10) Conditions of MCDPS stormwater management approval dated January 24, 2003
- (11) Final landscape plan, lighting plan, interior circulation and recreation plan to be reviewed with site plan
- (12) Provide a minimum of 8 MPDUs dependent upon the final number and location of units determined at site plan

---

**Preliminary Plan No. 1-03052 – Maple Ridge Townhomes (continued)**

- (13) Record plat to delineate all common areas under Home Owners Association control including the areas of stormwater management
- (14) Record plat to reflect delineation of all conservation easements
- (15) No direct vehicular access to Columbia Pike (US 29)
- (16) The Adequate Public Facilities (APF) review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (17) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

- 
- 6. 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:**