

**Agenda for Montgomery County Planning Board Meeting**  
**Thursday, May 29, 2003, 9:30 A.M.**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Board Action

---

Roll Call Approval of Minutes: March 13, 2003 Commissioners' Reports Directors' Reports Reconsideration Requests	
--	--

---

**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) (4) (Subject: Pending Litigation)*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

---

**2. Preliminary Plan No. 1-03054 – Fawsett Farms  
(Resubdivision)**

R-200 Zone; 4.36 Acres; Five (5) Lots Requested (Five (5) One-Family Detached Dwelling Units)

Community Sewer and Community Water

Located on the North Side of MacArthur Boulevard and Fawsett Road and West of Falls Road (MD 189)

Policy Area: Potomac

Applicant: Robert Srour  
Engineer: Macris, Hendricks and Glascock, P.A.  
Attorney: Dufour, Kohlhoss, Chartered

**Staff Recommendation:** Denial, Pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision Regulations

\*\*\*\*\* See Discussion in Staff Report \*\*\*\*\*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**3. Preliminary Plan No. 1-03017 – Hodges-Lansdale**

Rural Neighborhood Cluster (RNC)/R-90/C-2 Zones; Thirty-one (31) One-Family Detached Dwelling Units and 17,626 Square Feet Commercial Retail  
Community Water and Community Sewer

Located on the South Side of Olney-Sandy Spring Road (MD 108), Approximately 800 Feet East of Meetinghouse Road, Adjoining Sherwood High School

Policy Area: Olney

Applicant: Winchester Homes  
Engineer: Gutschick, Little and Weber, P.A.  
Attorney: Shulman, Rogers, Gandal, Pordy and Ecker

**Staff Recommendation:** Approval Subject to the Following Conditions:

- (1) Approval under this preliminary plan is limited to a maximum of twenty-nine (29) new one-family dwellings (for a total of thirty (30) dwellings including one (1) existing) and a maximum of 17,625 sq. ft. of general retail
- (2) Widen MD 108 to three travel lanes (two through lanes and one center, two-way, left turn lane)
- (3) Provide a five-foot sidewalk on MD 108 along site frontage and along the adjacent property to the east (Parcel 455) to connect to Sherwood High School (with appropriate separation between the edge of roadway and the sidewalk to minimize impact to existing trees along MD 108). Provide public easement along northwest corner of Parcel 455 to accommodate sidewalk extension to Sherwood High School. Coordinate with MDSHA, MCDPWT, MNCPPC and MCPS as needed, to facilitate construction of sidewalk
- (4) Provide a Modified Tertiary Residential Street (Public Road "A"; MCDPWT Standard No. MC-210.03) in place of the Primary Residential Street (P-4) recommended in the Sandy Spring/Ashton Master Plan as access to the residential portion of the development within the R-90 Zone, leading into the RNC Zone, where it ends as a cul-de-sac. From the cul-de-sac, provide a Private Road "A" and Private Court "B" off Private Road "A" as access to dwellings within the RNC Zone. Provide a separate access to the general retail portion of the development (within the C-2 Zone) from MD 108.
- (5) Provide a pedestrian connection to Sherwood High School from Private Road "A" (in the vicinity of Lot 11) through coordination with the MCPS/Sherwood High School
- (6) Provide a fifty (50) foot wide public use easement along Meetinghouse Road, to include existing road
- (7) Establish a twenty-five (25) foot public use trail from the adjacent Sherwood High School parking lot to Private Road "A", then continuing south along eastern edge of Private Road "A", to a point at the southwest corner of school property, then continuing west across Private Road "A" and then south along western edge of Private Road "A" to existing parkland south of the property

---

**Preliminary Plan No. 1-03017 – Hodges-Lansdale (continued)**

- (8) Applicant and MNCPPC to continue negotiation for dedication to Parks of a sufficient area to protect the State Champion size Ash Tree. Area of dedication to be determined at the time of Site Plan. Any dedicated land to be conveyed free of trash and unnatural debris
- (9) Coordinate with the Parks Department to provide necessary trail connections and easements through the site
- (10) Coordinate with MDSHA on design requirements for MD 108 and for the proposed Hodges Lansdale site access
- (11) 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
- (12) At the time of Site Plan, applicant to provide to MNCPPC technical staff a detailed tree save/grading plan for cluster of trees (Parcel "H" and Lot 9)
- (13) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Sandy Spring/Ashton Master Plan unless otherwise designated on the preliminary plan
- (14) All road right-of ways shall be constructed, by the applicant, to the full width mandated by the Sandy Spring/Ashton Master Plan, and to the design standards imposed by all applicable road codes, or as shown on the approved preliminary plan. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By \_\_\_\_\_" are excluded from this condition
- (15) Record plat to reflect a Category I easement over all areas of forest conservation
- (16) Record plat to provide for dedication of forty (40) feet of right-of-way from centerline for Olney – Sandy Spring (MD 108)
- (17) Record Plat to reflect all areas under Homeowners Association ownership and stormwater management areas
- (18) Compliance with the conditions of approval of the MCDPS stormwater management approval dated
- (19) Compliance with conditions of MCDPWT letter dated, May 16, 2003, unless amended
- (20) Access and improvements as required to be approved MDSHA prior to issuance of access permits
- (21) No clearing, grading or recording of plats prior to site plan enforcement agreement approval
- (22) Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks/trails and bikepaths will be determined at site plan
- (23) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff
- (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

---

**Preliminary Plan No. 1-03017 – Hodges-Lansdale (continued)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

---

**4. Site Plan Review No. 8-02010B, Germantown Professional Building**

C-T Zone; 27,272 gross square feet amended commercial office; On MD Route 118, approximately 600 feet east of Middlebrook Road; Germantown & Vicinity, PA-19

APPLICANT: Germantown II, LLC

ENGINEER: Clark, Fineforck & Sackett, Inc.

**Staff Recommendation:** Approval with conditions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

- 
5. 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:**

- 
6. **Zoning Text Amendment No. 03-07**

Introduced by Councilmember Mike Subin; amend the Zoning Ordinance to allow a private educational institution for persons with disabilities by special exception in the RDT zone

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**