

**Agenda for Montgomery County Planning Board Meeting
Thursday, November 6, 2003, 9:30 A.M.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: July 21, 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: Rock Creek Terrace Apartments)*
- C. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508(a) (1) (Subject: To discuss personnel matters)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. Proposed FY05 Enterprise Fund User Fees

Staff Recommendation: – Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Mandatory Referral No - 03815-DPWT-1

Proposed sale of County-owned right-of-way along Woodmont Avenue in Bethesda Central Business District

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Site Plan Review No. 8-77013A - Hamptons at Town Center**

PD-15 Zone; 11.68 acres; club house; on Crystal Rock Drive, approximately 400 feet east of MD 118; Germantown & Vicinity – PA-19

APPLICANT: Fairfield Development L.P.

ENGINEER: Macris, Hendricks and Glascock, P.A.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Site Plan Review No. 8-03010 Cloverly Commerical**

C-1 zone; 0.81 acres; 7,800 gross square feet commerical retail; on the east side of New Hampshire Avenue (MD 650), approximately 500 feet south of Bryant's Nursery Road; Cloverly – PA 28

APPLICANT: Darius Vedadi

ENGINEER: Site Solutions, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Montgomery County Planning Board Public Hearing and Worksession on the Public Hearing (Preliminary) Draft Amendment to the *Master Plan for Historic Preservation***

8501 Woodhaven Boulevard - Demolition Permit Pending

Staff Recommendation: Approval to place on Master Plan.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Blockhouse Point Conservation Park Staff Draft Master Plan**

Staff Recommendation: Approval for the purpose of publishing a Public Hearing Draft establishing a public hearing date. (No public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Preliminary Plan Review No. 1-03084 – Fairland Heights**

Proposed Lot 6, Block C, R-200 zone; one (1) lot (one (1) family detached dwelling unit); 0.56 acres

Community Water and Community Sewer

Located at the east terminus of Starcrest Drive

Policy Area: Fairland/White Oak

Applicant: Reza Bakhshan

Engineer: Oyster, Imus and Petzold

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 Fairland - White Oak Master Plan unless otherwise designated on the preliminary plan
- (2) Record plat to provide for dedication of 300 foot right-of-way for the Inter-County Connector as shown in the Fairland – White Oak Master Plan
- (3) At least 90 days prior to submission of a building permit application for the dwelling unit on the subject property, applicant must provide written notice (and copy to M-NCPPC) to the MDSHA – Engineering Access Permit Division Office of Highway Development, of the intent to proceed forward with development of the lot
- (4) Compliance with the conditions of approval of the MCDPS stormwater management approval
- (5) Prior to issuance of building permits, applicant to submit an engineered sediment and erosion control plan to MCDPS for review and 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:

8. **Preliminary Plan Review No. 1-01010A – Burnt Mills Shopping Center** (Request to revise the previous conditions of approval)

C-4/R-90 zone; one (1) lot (32,392 square feet commercial/retail); 3.5910 acres

Community Water and Community Sewer

Located on the east side of Columbia Pike (MD 29), approximately 300 feet south of Hillwood Drive

Policy Area: Fairland/White Oak

Applicant: Four Corners, L.L.C.

Engineer: Gutschick, Little and Weber

Attorney: Holland and Knight

Staff Recommendation: Approval to Revise the Conditions as Follows:

- (1) Approval under this preliminary plan is limited to 32,392 square feet of commercial/retail and provide for the following necessary road way improvements as outlined in the October 29, 2003 Transportation Planning memo:
 - a. Obtain approval from the Maryland State Highway Administration (SHA) and design/install a fully operational coordinated traffic signal at the access driveway to the proposed retail center on Columbia Pike (US 29) at the applicant's expense
 - b. Provide pedestrian signals and a crosswalk across US 29 that will facilitate safe pedestrian crossing and connectivity between Northwest Branch Stream Valley trails on either side of US 29
 - c. Consistent with the 1997 Approved and Adopted White Oak Master Plan, dedicate adequate right-of-way along US 29 to provide 60 feet of right-of-way from centerline
 - d. Provide, as methods to reduce Local Area Transportation Review (LATR) impact per Section IV-B of the LATR Guidelines, the following two improvements:
 - i) Two bus shelters and two real-time transit information signs on US 29 in the vicinity of the site. Coordinate with the Montgomery County Department of Public Works and Transportation (DPWT), Transit Services Division, the location of bus shelters and real-time transit information signs
 - ii) 1,170 linear feet of sidewalk improvements along US 29 in the vicinity of the site. Coordinate with DPWT's CIP Project No. 509997 – US 29/Lockwood Drive to provide sidewalks. Staff suggests that the applicant give priority to the reconstruction/extension of sidewalks along both sides of US 29 that will connect to the Northwest Branch Stream Valley Park
 - e. Provide necessary intersection operational improvements at the US 29/Southwood Avenue intersection to accommodate an exclusive left-turn lane and a shared left-turn/right-turn lane on Southwood Avenue
 - f. Provide a five-foot wide sidewalk and a tree panel on US 29 along the entire property frontage. The sidewalk should be offset two feet from the property line
 - g. Coordinate with SHA, DPWT, and M-NCPPC staff on the above recommendations, as appropriate

Preliminary Plan Review No. 1-01010A – Burnt Mills Shopping Center (continued)

- (2) Applicant to provide a Public Use Trail Easement from the proposed signalized entrance off of Route 29 to the M-NCPPC parking lot area and Northwest Branch Trail located adjacent to the subject property. Exact alignment to be coordinated with M-NCPPC staff
- (3) Applicant to construct an 8’ wide hard surface trail within the easement to park standards and specifications
- (4) Easements and trail to be adequately identified and signed to mark their location
- (5) All roads 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 otherwise designated on the preliminary plan
- (6) Record plat to show delineation of a conservation easement over the tree preservation area
- (7) Prior to recording of plat, submit final landscape and parking facility plan for technical staff review and approval
- (8) Access and improvements, as required, to be approved by MDSHA prior to issuance of access permits
- (9) The Adequate Public Facilities review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (10) 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
- (11) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Record Plats

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

- 2-04045 Green Briar Preserve
to RNC Zone, 30 Lots, 16 Parcels
2-04050 Community Water, Community Sewer
 Planning Area: Potomac Subregion
 Greenbriar Investments, LLC, Applicant
- 2-04075 Denit Estates, Lots 26 & Parcel G
 RC Zone, 1 Lot, 1 Parcel
 Private Well, Private Septic
 Planning Area: Olney
 NVR, Inc., Applicant
- 2-04076 Redland Estates
to R-90 Zone, 32 Lots, 2 Outlots, 2 Parcels
2-04078 Community Water, Community Sewer
 Planning Area: Upper Rock Creek
 The Buzzoto Group, Applicant
- 2-04079 Towne Crest, Parcel A, Block C
 R-200 Zone, 1 Parcel
 Community Water, Community Sewer
 Planning Area: Gaithersburg
 First American Methodist Church, Applicant
- 2-04080 American Village at Sandy Spring
to R-90 Zone, 30 Lots, 13 Parcels
2-04084 Community Water, Community Sewer
 Planning Area: Cloverly
 Winchester Homes, Inc., Applicant

BOARD ACTION**Motion:****Vote:****Yea:****Nay:****Other:****Action:**

10. Olney Master Plan Public Hearing Draft Worksession #1: Land Use Concept

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:
