

Agenda for Montgomery County Planning Board Meeting
Thursday, February 26, 2004, 9:30 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: October 16, 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. Operating Budget Funds FY04 seven-month Financial Report including projections to June 30, 2004

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. Corrective Local Map Amendment No. G-816

Bob Hillerson, the property owner, requests a rezoning from R-60/TDR to the C-2 zone; 7,350 square feet; to address a mistake in zoning; 4504 Walsh Street, Bethesda

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Mandatory Referral No. 03603-MCPS-1, Northwood High School Modernization and Addition

Intersection of Arcola Avenue and University Boulevard, R-60 Zone, Kemp Mill Master Plan

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Mandatory Referral No. 04601-MCPS-1-Forest Knolls Elementary School Addition**

near the intersection of Claddington Avenue and University Boulevard, R-60 Zone, Kemp Mill

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Site Plan Review No. 8-04015, Fortune Parc

I-3 zone; 20.43 acres; 450 multi-family dwelling units, 820,000 square feet of office and 30,000 square feet of retail; 75 MPDUs and 102 TDRs; northwest quadrant, of the intersection of Montrose Road and I-270; Potomac, PA – 29

APPLICANT: Fortune Parc Development Partners

ENGINEER: VIKA, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Development Plan Amendment DPA-04-01: The Donohoe Companies, Inc.

on behalf of WFP Front Lot Limited Partnership, applicant, requests amendment to the approved Development Plan 01-1 (Phase 2B only) to replace office/commercial building with residential building high-rise of 239,555-244,555 square feet, approximately 235 units, and 10,000-15,000 square feet of office/commercial space; TSM Zone; located at northeast corner of Old Georgetown Road and Rockville Pike, Rockville

Staff Recommendation: *Approval with conditions.*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Site Plan Review No. 8-04015, Fortune Parc

I-3 zone; 20.43 acres; 450 multi-family dwelling units, 820,000 square feet of office and 30,000 square feet of retail; 75 MPDUs and 102 TDRs; northwest quadrant of the intersection of Montrose Road and I-270; Potomac, PA – 29

APPLICANT: Fortune Parc Development Partners

ENGINEER: VIKA, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Preliminary Plan No. 1-04050 – Potomac Preserve

RE-2C Zone; 28.55 acres; eleven (11) lots requested, (eleven single-family detached dwelling units)

Community water and community sewer

Located on the east side of Piney Meetinghouse Road, approximately 500 feet south of Boswell Lane

Policy Area: Potomac

Applicant: Piney Meetinghouse Investments

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

Attorney: DuFour & Kohlhoss, Chartered

Staff Recommendation: Approval, including reduced width tertiary street pursuant to Section 50-26, 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, as appropriate
- 2) Applicant to establish a 25 foot wide Public Use Trail Easement through Parcel A from the terminus of Tanager Lane to Piney Meetinghouse Road. Exact location to be field located with M-NCPPC staff prior to approval of site plan signature set. Trail to be referenced on record plat. Easement and trail to be adequately signed and demarcated.
- 3) Prior to approval of site plan signature set applicant to coordinate with M-NCPPC staff to determine whether any portion of Parcel A is appropriate for dedication to preserve high quality vegetation and/or aquatic resources.
- 4) Compliance with the conditions of approval of the MCDPS water quality inventory/stormwater management approval dated January 8, 2004. Final development must be less than 8% imperviousness to remain exempt from water quality plan approval normally required in the Piney Branch Special Protection Area.
- 5) Record plat to reflect delineation of a forest conservation easement over the areas of stream valley buffer and forest preservation, to accommodate both the public use trail and the SWM easements.
- 6) Access and improvements, as required, to be approved by MCDPWT prior to recordation of plat
- 7) Final location of buildings, landscape plan and pedestrian circulation to be determined at site plan
- 8) No recording of plats until approval of site plan signature set
- 9) 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

Preliminary Plan No. 1-04050 – Potomac Preserve (continued)

- 10) 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
- 11) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Preliminary Plan No. 7-04035 – Buxton Farm

RDT Zone; 74.75 acres; two (2) lots requested, (two (2) single-family detached dwelling units)

Private well and private septic

Located in the west side of Clarksburg Road, approximately 2000 feet northeast of Moxley Road

Policy Area: Bennett & Little Bennett

Applicant: Donald Leishear

Engineer: Benning & Associates

Staff Recommendation: No objection to the submission of the preliminary plan application, Subject to the following Conditions:

- 1) Prior to the submission of complete record plat application provide Forest Conservation plan
- 2) Prior to recording of plat obtain final approval from the Department of Permitting Services for sewage disposal and well water installation
- 3) Record plat to reflect all appropriate easements and roadway dedication.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Preliminary Plan No. 1-04015 – Park Place

RE-2C (Cluster) Zone; 8.41 acres; three (3) lots requested, (three [3] single-family detached dwelling units)

Community sewer and community water

Located on the west side of Ridge Road, approximately 620 feet northeast of Kakae Drive

Policy Area: Damascus

Applicant: Park Place Development, L.L.P.

Engineer: Benning & Associates, Inc.

Staff Recommendation: Approval, 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) Record plat to reflect delineation of a conservation easement over the areas of stream valley buffer and forest preservation
- 3) Record plat to reflect common ingress/egress and utility easements over all shared driveways
- 4) Compliance with the conditions of approval of the MCDPS stormwater management approval
- 5) Access and improvements, as required, to be approved by MCDPWT prior to recordation of plat
- 6) Prior to recording of plat applicant to submit Home Owners Association documents outlining ownership and maintenance of open space property, Parcel A
- 7) All road rights of way shown on the preliminary plan shall be dedicated by the applicant to the full width mandated by the master plan unless, otherwise designated on the preliminary plan
- 8) Dedication of Ridge Road (MD 27) as shown on preliminary plan
- 9) 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 filled.
- 10) 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
- 11) Other necessary easements

BOARD ACTION**Motion:**

Preliminary Plan No. 1-04015 – Park Place (continued)**Vote:****Yea:****Nay:****Other:****Action:**

10. 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.

2-04199 Ridgewood Village, Lots 14 & 15, Block 6
East side of Pinehurst Parkway, approximately 200 feet south of Greenvale Street
R-60 Zone, 2 lots
Community water, community sewer
Planning Area: Bethesda Chevy Chase
Ms. Barbara Tannenbaum, Applicant

Staff Recommendation:

Pursuant to section 50-35A, the following minor subdivision plats are recommended for approval subject to any applicable conditions of previous preliminary plans approvals and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

2-04200 Kilmain
South side of Whites Ferry Road
RDT Zone, 1 lot
Private well and private septic
Planning Area: Martinsburg & Vicinity
Steven & Edith Chalk, Applicant

Record Plats (continued)

2-04201 Clarksburg Town Center
Between Clarksburg Crossing Drive and Burdette Forest Road
RMX Zone, 15 lots and 2 parcels
Community water, community sewer
Planning Area: Clarksburg & Vicinity
Terrabrook Clarksburg, LLC, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: