

**Agenda for Montgomery County Planning Board Meeting
Thursday, March 18, 2004, 9:30 A.M.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: October 9, 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. Resolution 04-07: Approval of Master Plan of Highways (Transportation) Amendment for Capital Beltway High Occupancy Vehicle Lanes Project, between the American Legion Bridge and West Spur I-270, and Interchange at the Intersection of Randolph Road and Viers Mills Road – *Adoption of Resolution - Approval.*
- C. Appointment of Mazama Capital Management, Inc. as an Investment Manager for the Maryland-National Capital Park and Planning Commission Employees' Retirement System - *Approval.*
- D. *Proposed Closed Session pursuant to Maryland Government Code Annotated Section 10-508(a) (7) (consult with counsel to obtain legal advice) (Subject: Legislation)*
- E. *Proposed Closed Session pursuant to Maryland Government Code Annotated Section 10-508(3) consult with counsel to obtain legal advice) (Subject: Fairland Golf Course Project)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Public Hearing on Draft Amendment to Park Master Plan for Woodstock Equestrian Park**

Staff Recommendation: Discussion. (Public testimony will be taken)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Facility Plan for Woodstock Equestrian Park, Rt. 28 Beallsville**

Facility Plan and Final Forest Conservation Plan for Phase 1 Improvements to Woodstock Equestrian Park

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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

I-3 zone; 20.43 acres; 450 multi-family dwelling units, 61 MPDUs and 26 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:

4. **Preliminary Plan No. 1-04024 – Glenbrook Knoll (Deferred from November 20, 2003)**

R-60 Zone; 8,359 square feet (0.19 acres); one (1) lot requested; one (1) single-family detached dwelling unit

Community water and community sewer

Located southeast quadrant, intersection of Maple Ridge Road and Glenwood Drive

Policy Area: Bethesda/Chevy Chase & Vicinity

Applicant: William Chin

Engineer: West Consulting Group

Staff Recommendation: Approval, including abandonment of an unimproved public right-of-way with the following conditions:

- (1) Approval of a Planning Board Resolution for the abandonment of the dedicated portion of a unimproved right-of-way
- (2) Record plat to reflect the assemblage of abandoned right-of-way into the adjacent single Lot 11 as shown on the preliminary plan
- (3) Necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Preliminary Plan No. 7-04022 – Columbia Forest (Resubdivision). Deferred from March 4, 2004 Planning Board Agenda**

R-60 Zone; 13,288 square feet; two (2) lots requested, (two [2] single-family detached dwelling units)

Community water and community sewer

Located on Kentbury Drive, approximately 100 feet southeast of Rosedale Avenue
Policy Area: Bethesda/Chevy Chase

Applicant: Marco A. Calderon
Engineer: Gutschick, Little & Weber, P.A.
Attorney: Linowes and Blocher, LLP

Staff Recommendation: Pursuant to Section 50-33A of the Subdivision Regulations, denial of two (2) lot resubdivision plan

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Preliminary Plan No. 7-00037 – Hancock/Anderson Property

RMH-200 Zone; 2.32 Acres; five (5) lots requested; five (5) single-family detached dwelling units

Private well and community sewer

Located on the end of Jonesville Court, approximately 500 feet north of Jonesville Terrace

Policy Area: Poolesville & Vicinity

Applicant: Chester Anderson et al

Engineer: Haines Land Design

Staff Recommendation: No objection to the submission of a Preliminary Plan Application

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Record Plats**Staff Recommendation:**

Pursuant to section 50-38, the following resolutions are recommended for approval subject to conformance with all requirements of Chapter 50 of the Montgomery County Code.

Resolution # MCPB 04-05, Carl Property
On the Brink Road, 1000 feet west of Cozy Court
RE-2 Zone, 4 lots
Private well, private septic
Planning Area: Goshen
Goshen Enterprise, Inc., Applicant

The following record plat is 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.

2-04213 Notley Acres
South side of Notley Road, approximately 1000 feet west of New Hampshire Avenue
R-200 Zone, 3 lots
Community water, community sewer
Planning Area: Colesville, White Oak
Barbora Contractors, Applicant

2-04215 Rive Gauche Estates
South side of Seneca Road, and approximately 400 feet east side of River Road
R-C Zone, 2 lots
Private well, private septic
Planning Area: Darnestown
Jay French, Trustee

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.

2-04214 Chevy Chase, Section 2
South side of Bradley Lane, between Connecticut Avenue and Brookville Road
R-60 Zone, 1 lot
Community water, community sewer
Planning Area: Bethesda Chevy Chase
Roland and Mattie Olson, Applicant

Record Plats (continued)

2-04216 West Chevy Chase Heights
North side of West Virginia Avenue, East of Wisconsin Avenue
R-60 Zone, 1 lot
Community water, community sewer
Planning Area: Bethesda Chevy Chase
Bloom Investments, LLC., Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Olney Master Plan Worksession No. 6 - Transportation and Housing Recommendations

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: