

Agenda for Montgomery County Planning Board Meeting
Thursday, April 8, 2004, 11:30 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: December 4, 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)(7) (consult with counsel to obtain legal advice)(Subject: Disposition of real property)*
- 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. **Consent Item: Rustic Road Master Plan Amendment – Adoption**

Staff Recommendation: Approve Resolution of Adoption for transmission to The Maryland National Capital Park and Planning Commission. (No public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Consent Item: Upper Rock Creek Area Master Plan Adoption**

Staff Recommendation: Approve Resolution of Adoption for transmission to The Maryland-National Capital Park and Planning Commission. (No public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Forest Conservation Plan For Fairland Road Improvements from US 29 to the Prince George's County Line - MR- 02813-DPWT-1 -**

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Presentation of Technical Assistance Panel Report and Recommendations Prepared by the Washington Council of the Urban Land Institute**

The Report is focused on current procedures, regulations and processes applicable to Urban Development Projects in the Central Business Districts and Transit Station Areas of Montgomery County

Staff Recommendation: Discussion.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Bethesda CBD Staging**

Staff Recommendation: Approval to proceed to Stage II, conditional upon the establishment of a Stage II Ceiling of 5,000 jobs without a Ceiling for Housing.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Staff Draft Amendment to the Bethesda CBD Sector Plan for the Woodmont Triangle**

Staff Recommendation: Approve as a Public Hearing Draft and Schedule the Public Hearing for May 20, 2004 (No public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Economic Forces that Shape Montgomery County

2004 Annual Update

Staff Recommendation: Discussion.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Preliminary Plan No. 1-04048 – Riding Stable Estate
(Deferred from Planning Board Hearing, March 25, 2004)**

RE-1 Zone; 2.93 acres; two (2) lots requested; two (2) one-family detached dwelling units

Community water and community sewer

Located on the east side of Riding Stable Road, approximately 2,500 feet north of Sandy Spring Road (MD 198)

Policy Area: Patuxent

Applicant: Heritage Home Development Corporation

Engineer: AB Consultants, Inc.

Staff Recommendation: Approval, subject to the following conditions:

- 1) Prior to issuance of building permits, applicant to demonstrate to Environmental Planning conformance with the Primary Management Area 10 % imperviousness limitations as reflected on the revised preliminary plan
- 2) 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
- 3) Compliance with the conditions of approval of the MCDPS stormwater management approval
- 4) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- 5) 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
- 6) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Record Plats****Staff Recommendation:**

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.

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|---|--|
| Plat No.
2-04233
to Plat No.
2-04234 | Clarksburg Village
Southeast corner of Stringtown Road, across Piedmont Road
R-200/TDR Zone, 23 Lots
Community Water, Community Sewer
Planning Area: Clarksburg & Vicinity
Elm Street Development, Applicant |
| 2-04234 | Clarksburg Town Center
East side of Clarksburg Road, between Clarksburg Road and Stringtown Road
RMX Zone, 6 Lots
Community Water, Community Sewer
Planning Area: Clarksburg & Vicinity
Porten Companies, Applicant |
| 2-04236 | Greenacres
Between River Road and Greenway Road
R-60 Zone, 3 Lots
Community Water, Community Sewer
Planning Area: Bethesda/Chevy Chase
David Kelly Development Company Inc., Applicant |
| 2-04237 | Harding's Subdivision
South side of Sagebrush Terrace, East of Wildwood Drive
R-200 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Fairland
Sin Sung Kim & Joseph Kim, Applicant |

Staff Recommendation:

Pursuant to section 50-35A, the following minor subdivision plat is 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.

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|---------|--|
| 2-04232 | Greenway Village
South side of Skylark Road, approximately 3,500 feet west of Ridge Road
PD-4 Zone, 3 Parcels
Community Water, Community Sewer
Planning Area: Clarksburg and Vicinity
The Artery Group, Applicant |
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Record Plats, *continued*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: