

Agenda for Montgomery County Planning Board Meeting
Thursday, May 13, 2004, 9:30 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: January 8, 2004 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. Information Item: Proposal to expand Town of Chevy Chase offices at Leland Community Center – *Approval.*
- C. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a)(7) (consult with counsel to obtain legal advice) (Subject: Pending Litigation)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Legacy Open Space Recommendations for New Sites and Reclassification of Class III Sites**

Recommend the addition of three sites to Legacy Open Space, out of 13 sites studied

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Preliminary Plan No. 1-03105 Griffith Property**

RE-1 Zone; 18.41 acres; nine lots and 3 outlots requested, (nine [9] single-family detached units)

Community water and private septic

Located at the south quadrant, intersection of Olney-Laytonsville Road (MD 108) and Dorsey Road

Policy Area: Olney

Applicant: Craftmark Homes

Engineer: Charles P. Johnson & Associates

Staff Recommendation: Approval of nine (9) lots only at this time and three (3) outlots, 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 a Category I easement over all areas of forest conservation
- 3) Record plat to reflect common ingress/egress and utility easements over all shared driveways
- 4) Compliance with conditions of MCDPS (Health Dept.) septic approval dated April 30, 2004

Preliminary Plan No. 1-03105 Griffith Property (continued)

- 5) Compliance with the conditions of approval of the MCDPS stormwater management approval
- 6) Compliance with conditions of MCDPWT letter dated, April 29, 2004 unless otherwise amended
- 7) Access to this property is subject to a permit issued by the SHA to reconstruct Dorsey Road to a 90-degree angle opposite Fairway View Drive, provide acceleration/deceleration lanes and an eight-foot bike path along MD 108. All work shall be coordinated with SHA Permit #BM-8323-03.
- 8) All access to this property is to be via Dorsey Road; no direct access onto MD 108. The term "denied access" is to be placed on the final record plat along the property that abuts MD 108.
- 9) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s) and MDSHA prior to issuance of access permits
- 10) Dedication of Parcel B to M-NCPPC for use as parkland. Dedicated land to be a part of Rock Creek Stream Valley Park (SVU 16) for park and trail connection to Route 108. Land to be conveyed free of trash and unnatural debris and should not contain any stormwater facilities. Applicant should consider straightening of boundaries between Parcel B and Parcel A to more easily distinguish between them.
- 11) Applicant to establish a Public Use Trail Easement from the Street "A" cul-de-sac to Parcel B for community access to parkland.
- 12) 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
- 13) 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
- 14) Other necessary easements

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

**3. Preliminary Plan No. 1-04065 Hermitage
(Resubdivision)**

R-90 Zone; 1.8 acres; six (6) lots requested; six (6) single-family attached dwelling units,
one (1) existing

Community water and community sewer

Located between Ewood Lane and Mumford Drive, 150 feet north of Manor Spring Court,
approximately 1,000 feet west of Layhill Road (MD 182)

Policy Area: Kensington/Wheaton

Applicant: Hok Yip

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

Staff Recommendation:

******* See Discussion and Conditions in Staff Report *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. 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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| Reservation Plat | Oakmont, Part of Block No. 1
Northwest corner of Oakmont Street and Oakmont Avenue
R-200 Zone, 1 parcel
Community water, community sewer
Planning Area: Gaithersburg and Vicinity
Thomas Maddox, Applicant |
| 2-04255 | Kingsview Knolls
Northwest corner of Kingsbrook Drive and Kingshill Road
R-200 Zone, 4 lots
Community water, community sewer
Planning Area: Germantown
Brian G. Allen, Applicant |
| Plat No.
2-04258
to Plat No.
2-04263 | Meadowsweet
Southwest of Brooke Road, approximately 1,600 feet north of Olney Sandy
Spring Road.
RNC Zone, 32 lots and 12 parcels
Community water, community sewer
Planning Area: Sandy Spring/Ashton
Pulte Homes, Inc.; 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.

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|---------|---|
| 2-04256 | Hillandale, Section 2
Southwest side of Naglee Road, approximately 500 feet west of New
Hampshire Avenue
R-90 Zone, 2 lots
Community water, community sewer
Planning Area: Colesville/White Oak
R. Sterling Mehring; Applicant |
| 2-04057 | Chevy Chase, Section 4
West side of Ridgewood Avenue, between Thornapple Street and Pine Place
R-60 Zone, 1 lot
Community water, community sewer
Planning Area: Bethesda/Chevy Chase
David A Dugoff and Victoria L. Bor, Applicant |

Record Plats (continued)

- 2-04064 Etchison Estates
North side of Hawkins Creamery Road, approximately 3,000 feet west of
 MD. Rte. 108
RDT Zone, 2 lots
Private well, private septic
Planning Area: Damascus
Carole A. Boyland, Applicant
- 2-04265 Cross Creek Club
West side of Briggs Chaney Road, approximately 1,500 feet north of Fairland
 Road
R-200C Zone, 1 lot, 1 parcel
Community water, community sewer
Planning Area: Fairland
Day Development Company, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Administrative Civil Penalty 04-01 for Violation of Montgomery County Forest Conservation Law

illegal clearing and stockpiling on Parcel P 961 of Deer Park adjacent to 12801 Old Columbia Pike, Silver Spring

Staff Recommendation: Approval of civil penalty.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Local Map Amendment G-819

Hampden Lane, LLC, c/o Triumph Development requests a rezoning from the R-10 and R-60 zones to the TS-R for a 65-unit multiple-family structure; 4802-4804 Montgomery Lane and 4901-4905 Hampden Lane

Staff Recommendation: Deferral/Denial.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: