

Agenda for Montgomery County Planning Board Meeting

Thursday, May 20, 2004, 1:00 P.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: January 15, 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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Wheaton Pedestrian Study**

Staff Recommendation: Receive briefing from Maryland Department of Transportation Staff.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Silver Spring Pedestrian Improvements**

Staff Recommendation: Receive briefing from Montgomery County Department of Public Works and Transportation Staff.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Board of Appeals No. SE-3-04:

Deferred from May 6, 2004, Planning Board Hearing, Kamini Wayal, applicant, requests a special exception to permit operation of a child day care facility; R-20 zone; 11628 Lockwood Drive #T2, Silver Spring

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Olney Master Plan Worksession No. 9

Staff Recommendation: Approval to transmit Planning Board Draft to the County Executive and the County Council. (No public testimony will be taken at this time.)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Pre-Preliminary Plan No. 7-04059 Fairland View**

R-60 Cluster Zone 12.58 acres; seventy-four (74) lots requested; seventy-four (74) single-family attached dwelling units

Community water and community sewer

Located in the northeast quadrant of the intersection of Columbia Pike (MD 29) and Fairland Road

Policy Area: Fairland

Applicant: Winchester Homes, Inc.

Engineer: Site Solutions, Inc.

Staff Recommendation: No objection to the submission of a preliminary plan with a waiver of the minimum number of single-family detached dwelling units

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Project Plan Review No. 9-04004, The Quarry

RMX-1/TDR-6 zone; 13.31 acres; 97 residential condos including 15 MPDUs and 28 TDRs; on River Road (MD 190), approximately 2,000 feet west of Seven Locks Road; Potomac – Cabin John & Vicinity, PA-29

APPLICANT: W. M. Rickman Construction

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

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Preliminary Plan No. 1-04042 The Quarry

RMX-1/TDR-6 Zone; 13.31 acres; two (2) lots requested; ninety-seven (97) multiple-family attached dwelling units – thirteen (13) MPDUs

Community water and community sewer

Located on River Road, approximately 2,000 feet west of Seven Locks Road

Policy Area: Potomac

Applicant: W. M. Rickman Construction c/o/ Woodside Ventures

Engineer: Macris, Hendricks and Glascock

Attorney: Lynott and Lynott, P.A.

Staff Recommendation: Approval, including a waiver of the minimum number of single-family detached units, and subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 97 condominium units and a clubhouse facility
- 2) Build the following ten-foot shared-use paths (Class I Bikeways), consistent with both the Potomac Subregion and Countywide Bikeways Master Plans along the north side of River road (MD190): (1) a path along the site's frontage on the north side of River Road (MD 190), a distance of approximately 1,000 feet; (2) a path extending a distance of approximately 1,200 additional feet to the east up to the Seven Locks Road intersection; and (3) a path extending approximately 300 feet to the west up to the Maryland-National Capital Park and Planning Commission's (M-NCPPC) parking lot to the west
- 3) The applicant, at their expense, shall design and install a traffic signal at the entrance on River Road (MD 190) if the traffic signal is warranted and approved by the Maryland State Highway Administration.
- 4) 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
- 5) Record plat to reflect a Category I easement over all areas of forest conservation
- 6) Submit a noise analysis to determine the noise impact level of traffic on River Road on the proposed development as part of the site plan submission; include as part of the study baseline noise conditions, 20-year projected noise levels, and appropriate noise mitigation if determined necessary from the noise analysis
- 7) Comply with conditions of approval as delineated by the Montgomery County Department of Permitting Services letter, dated April 12, 2004, concerning Special Inspections/Complex Structures
- 8) Construct fill-placement and quarry-wall securing systems under the supervision of a DPS-approved technical engineer licensed in the State of Maryland
- 9) Compliance with the conditions of approval of the MCDPS stormwater management approval
- 10) Compliance with conditions of MCDPWT letter dated, May 7, 2004, unless otherwise amended
- 11) All roads shown on the preliminary plan to be dedicated to the full width recommended by the Potomac Master Plan.

Preliminary Plan No. 1-04042 The Quarry (continued)

- 12) The term “denied access” is to be placed on the final record plat along the property that abuts MD 190, except at the approved entrance
- 13) Access and improvements as required to be approved MDSHA prior to issuance of access permits
- 14) Moderately Priced Dwelling Units (MPDUs), shall be provided in accordance with Chapter 25A of the Montgomery County Code. The maximum bonus density proposed for the subject development requires 15% MPDUs, or 15 MPDUs; the applicant must fulfill the requirements for off-site provision of MPDUs by providing an additional payment-in-lieu equal to two additional units
- 15) Final approval of the number and location of dwelling units, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan
- 16) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff
- 17) Final number of MPDUs/TDRs to be determined at the time of site plan
- 18) Provide an affidavit to verify the availability of a TDR for each existing and proposed dwelling unit shown on the approved preliminary plan. Include a note referencing affidavit on record plat
- 19) Prior to recording of plats, the applicant shall convey, subject to Parks Department acceptance, approximately 0.85 acres of the property, as shown on the project and preliminary plan drawings, to Maryland-National Capital Park and Planning Commission (M-NCPPC), as part of the Cabin John Stream Valley Park northeast of River Road. Conveyed property to be free of trash or unnatural debris and to have appropriate signage.
- 20) 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
- 21) 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
- 22) Other necessary easements

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

8. Record Plats

Staff Recommendation:

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.

2-04266 Traville
 Northwest side of Shady Grove Road, between Shady Grove Road and
 Travilah Road
 MXN Zone, 3 parcels
 Community water, community sewer
 Planning Area: Travilah
 Travilah Park Development Corporation, 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.

2-04267 Chevy Chase, Section 2
 North side of Grafton Street, approximately 400 feet west of Chevy Chase
 Circle
 R-60 Zone, 1 lot
 Community water, community sewer
 Planning Area: Bethesda/Chevy Chase
 Robert & Patricia Baptiste, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Public Hearing for the Woodmont Triangle Amendment to the Sector Plan for the Bethesda CBD.**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: