

**Agenda for Montgomery County Planning Board Meeting
Thursday, April 4, 2002, 9:30 a.m.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: September 13, 2001 Commissioners' Reports Directors' Reports Reconsideration Requests	
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GENERAL MEETING (*Third Floor Conference Room*)

- A. Administrative Items
- B. *Proposed Closed Session pursuant to Maryland State Code Section 10-508(a)(1) (appointments): Olney Master Plan – Appointments of Additional Master Plan Advisory Group Members – Approval.*
- C. *Proposed Closed Session: Proposed Closed Session pursuant to Maryland State Code Section 10-508(a)(4) (proposal for a business to locate, expand or remain in the State)*
- D. *Proposed Closed Session pursuant to Maryland Code Section 10-508(a)(3) (consider the acquisition of real property for a public purpose)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Economic Forces that Shape Montgomery County**

Annual Update

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Preliminary Plan Review No. 1-02011 – Martens Property**

R-200/TDR-4 Zone; 102.9 Acres; Three hundred and twenty five (325) lots (109 Single-Family Detached Dwelling Units and 216 Single-Family Attached Units)

Community Water and Community Sewer

Located on the Southwest Side of Frederick Road (MD 355), Approximately 2,500 Feet North of West Old Baltimore Road

Policy Area: Clarksburg

APPLICANT: Toll Brothers
ENGINEER: Gutschick, Little & Weber
ATTORNEY: Linowes & Blocher

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) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Clarksburg Master Plan unless otherwise designated on the preliminary plan
- (3) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Clarksburg Master Plan, and to the design standards imposed by all applicable road codes
- (4) The final alignment of Newcut Road, as it leaves the Martens Property and enters the adjoining properties to the west, to be determined by the time of site plan
- (5) Limit the preliminary plan to 326 residential dwelling units
- (6) Satisfy the APF test by paying the Development Approval Payment (DAP) under the Alternative Review Procedure for Limited Residential Development provision of the FY 02 Annual Growth Policy for the proposed residential development. The APF test includes:
 - a. Policy Area Review: Site-generated traffic has to be mitigated within the Clarksburg Policy Area, which is in a moratorium. There is no capacity available for residential development as of February 28, 2002 (-8,203 units) in the Clarksburg Policy Area. The applicant is satisfying policy area review by paying the DAP under the *FY 02 Annual Growth Policy* staging ceiling capacity.
 - b. Local Area Transportation Review: A traffic study to analyze the traffic impact at nearby intersections is required since the proposed land use generates more than 50 total peak-hour trips during the weekday morning peak period (7:00 a.m. to 9:00 a.m.) and the evening peak period (4:00 p.m. to 6:00 p.m.).

2. Preliminary Plan Review No. 1-02011 – Martens Property - Continued

- (7) As a condition of site access, a) construct the outside lanes of Newcut Road Extended (A-302) through the property as a two-lane divided arterial road including a five foot sidewalk on the south side, an eight foot bike path on the north side, street trees, and grading for a future four-lane roadway, and b) construct the full four-lane divided cross-section for 500 feet approaching the intersection of Frederick Road (MD 355)
- (8) Coordinate with the Montgomery County Board of Education regarding the extension of Wims Road to the subject site through the future school site
- (9) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation areas
- (10) Record plat to provide for dedication of 120 feet of right-of-way for Frederick Road and 80 feet for West Old Baltimore
- (11) Record plat to reflect common ingress/egress easements over all shared driveways
- (12) Compliance with the conditions of MCDPS stormwater management approval; All facilities must be outside stream valley buffers
- (13) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- (14) Final approval of the number and location of dwelling units, sidewalks, and bike paths and other trails will be determined at site plan
- (15) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff
- (16) Construct an 8 foot wide hard surface trail in the portion of Clarksburg Greenway that traverses the property
- (17) Provide a minimum of 113 TDR's and 41 MPDU's dependent on condition # 9
- (18) 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
- (19) 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
- (20) Other necessary easements

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

3. **Preliminary Plan Review No. 1-01029 – Richards Property**

R-90 Zone; 3.96 Acres; Six (6) Lots Requested (6 Single-Family Detached Dwelling Units)

Community Water and Community Sewer

Located Between Burning Tree Road and West Howell Road, North of Meadow Lark Lane

Policy Area: Bethesda/Chevy Chase

APPLICANT: W.C. & A.N. Miller Company

ENGINEER: Maddox Engineer & Surveyors

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) All road rights-of-way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Bethesda-Chevy Chase Master Plan unless otherwise designated on the preliminary plan, "To Be Constructed By _____" are excluded from this condition
- (3) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation area
- (4) Record plat to provide for dedication of 60 feet of right-of-way for Burning Tree Road and 50 feet on Oak Park Drive
- (5) Record plat to reflect common ingress/egress easements over all shared driveways
- (6) Compliance with the conditions of MCDPS stormwater management approval dated February 25, 2002
- (7) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- (8) 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
- (9) 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
- (10) Other necessary easements

3. Preliminary Plan Review No. 1-01029 – Richards Property - Continued

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Request For Waiver Pursuant to Section 50-38 of Subdivision Regulations For Subdivision Waiver No. SRW-02007 - Dayspring Church**

RE-1 Zone; 207.51 Acres; One (1) Lot Requested (Earth Ministry Homestead)

Located on the Northwest Quadrant of the Intersection of Neelsville Church Road and Blunt Road

Policy Area: Germantown East

APPLICANT: Church of the Saviour
ENGINEER: Macris Hendricks & Glascock

Staff Recommendation: Approval, Pursuant to Section 50-38 of the Montgomery County Subdivision Regulation, Subject to the Following Conditions:

- (1) Approval under this subdivision waiver is limited to an outdoor religious homestead. Any additional use of the property may require further Planning Board review
- (2) Applicant to submit a complete record plat application within sixty (60) days of Planning Board action of waiver request. Applicant to record final plat in the land records of Montgomery County within ninety (90) days of submission of plat application

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Preliminary Plan Review No. 1-02080 – Randolph Farms (Resubdivision)

R-90 Zone; 1.02 Acres; Four (4) Lots Requested (4 Single-Family Detached Dwelling Units)

Community Water & Community Sewer

Located in the Southeast, Quadrant of the intersection of Randolph Road and Hunters Lane

Policy Area: North Bethesda

APPLICANT: Sterling Custom Homes

ENGINEER: C.A.S. Engineering

Staff Recommendation: Approval, Subject to the Following Conditions:

**** See Conditions Enumerated in Staff Report****

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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6. The Following **Record Plats** are Recommended for APPROVAL, Subject to the Appropriate Conditions of Approval of the Preliminary and/or Site Plans:

NOT AVAILABLE AT TIME OF PRINTING

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Zoning Text Amendment No. 02-03

Introduced by Councilmember Praisner; amend the Zoning Ordinance to modify the standards for granting a telecommunication facility special exception

(Action Required for Hearing of 04/09/02)

Staff Recommendation: Approval with modifications.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

