

**Agenda for Montgomery County Planning Board Meeting  
Thursday, February 14, 1:45 p.m.**

8787 Georgia Avenue  
Silver Spring, MD 20910-3760

**Board Action**

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Roll Call Approval of Minutes: May 31, 2001 Commissioners' Reports Directors' Reports Reconsideration Requests	
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**GENERAL MEETING (*Third Floor Conference Room*)**

Program Coordination, Legal, Legislation, and Administrative Items

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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1. **A History of The Maryland-National Capital Park and Planning Commission in Montgomery County**

A 75<sup>th</sup> anniversary slide show and commentary by Park Historian, Mike Dwyer

**Staff Recommendation:** Presentation.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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2. **Amendment to FY03-08 Capital Improvement Program**

To fund facility planning for a hiker-biker bridge over Viers Mill Road to connect portions of Rock Creek Trail

**Staff Recommendation:** Approval to amend the Parks Capital Improvement Program.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**3. Abandonment Petition AB 651**

Proposed Abandonment of a portion of an alley in the Crestview Subdivision, Bethesda

**Staff Recommendation:** Denial.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**4. Clarksburg Village Development District**

Application for adequate public facilities; located south of Stringtown Road and north of MD 27 within the Newcut Village neighborhood, Clarksburg

**Staff Recommendation:** Approval to transmit comments to County Council.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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5. **Clarksburg Skylark Development District**

Application for adequate public facilities; located east of Mid County Highway and north of MD 27 within the Newcut Village neighborhood, Clarksburg

**Staff Recommendation:** Approval to transmit comments to County Council.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

6. **Request to Revise Previous Conditions of Approval for Preliminary Plan Review No. 1-00069A – Easter Seals – Silver Spring**

CBD-R1 Zone; 0.65 Acre; One (1) Lot Previously Approved for 47,000 Square Feet Office Use

Community Water and Community Sewer

Policy Area: Silver Spring/Takoma Park

APPLICANT: Easter Seal Society For Disabled Children & Adults, Inc.

ENGINEER: CAS Engineering

ATTORNEY: Linowes and Blocher

**Staff Recommendation:** Approval to Revise the Previous Conditions:

- (1) Approval under this preliminary plan limited to a maximum of 49,650 square feet, including 19,500 square feet of general office, and 30,180 square feet of senior and child day care facility
- (2) Prior to recording of plat, applicant to submit for review and approval a Traffic Mitigation Agreement with the Planning Board and MCDPW&T that demonstrates participation in the Silver Spring CBD Transportation Management Organization
- (3) Conditions of MCDPS stormwater management approval
- (4) Final access and improvements, as required, to be reviewed and approved by MCDPW&T prior to site plan approval
- (5) No clearing, grading, or recording of plat prior to site plan approval
- (6) Dedication as shown on revised preliminary plan
- (7) The validity of Preliminary Plan No. 1-00069 is dependent upon the applicant complying with and abiding by the conditions of approval for Project Plan No. 9-00003
- (8) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- (9) The Adequate Public Facilities (APF) Review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (10) Other necessary easements

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6. **Request to Revise Previous Conditions of Approval for Preliminary Plan Review  
No. 1-00069A – Easter Seals – Silver Spring - Continued**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

7. Preliminary Plan Review No. 1-02018 -- Evangelical Formosan Church of Washington

R-200 Zone; 4.0 Acres; One (1) Lot Requested (23, 800 Square Feet House of Worship); Community Water and Community Sewer

Located in the Northwest Quadrant of the Intersection of Darnestown Road (MD 28) and Riffle Ford Road

Policy Area: Gaithersburg

APPLICANT: Evangelical Formosan Church of Washington

ENGINEER: PG Associates

Staff Recommendation: Approval, Subject to the Following Conditions:

- (1) Limit approval under this preliminary plan to a house of worship with the following:
  - a. A 300-seat sanctuary
  - b. No weekday educational institute or child day-care facility on the site
- (2) Provide five-foot sidewalks on Riffle Ford Road along the frontage
- (3) A final landscape and lighting plan must be submitted as for review and approval by technical staff
- (4) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Gaithersburg Master Plan unless otherwise designated on the preliminary plan
- (5) Access and improvements, as required, to be approved by MCDPWT prior to recordation of plat(s)
- (6) Compliance with the conditions of MCDPS stormwater management approval
- (7) 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
- (8) 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
- (9) Other necessary easements

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**8. Preliminary Plan Review No. 1-02043 – Finnegan Farm**

RC Zone; 225.61 Acres; Thirty-One (31) Lots Requested (31 Single-Family Detached Dwelling Units)  
Private Well and Private Septic

Located on the South Side of Berryville Road, Approximately 1,800 Feet South of Kelly Farm Drive

Policy Area: Potomac

APPLICANT: Porten Companies, Inc  
ENGINEER: Macris, Hendricks & Glascock  
ATTORNEY: Linowes & Blocher

**Staff Recommendation:** Approval Of Twenty (20) Lots Only At This Time And Approval Over Length Cul-de-sac, 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) Natural surface trail connections should be made to the north and south of the property into the Seneca State Park trail system. Trail alignments to be coordinated with State Park staff
- (3) Dedication of some portions of the property to the State of Maryland to be added to Seneca State Park should be considered and coordinated with appropriate state of Maryland and State Park staff. Prior to recording of plat, applicant and MNCPPC staff to coordinate on the final area of parkland dedication. Record plat to reflect area of dedication
- (4) Adjoining property owners have indicated a need for equestrian easements and trails to facilitate connections to the State Park trail system. Staff is researching the locations of these needed easements
- (5) Dedication of park area to occur simultaneously with initial recordation of residential lots
- (6) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Potomac Subregion Master Plan unless otherwise designated on the preliminary plan
- (7) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Potomac Master Plan, and to the design standards imposed by all applicable road codes.
- (8) Record plat to provide for dedication of 80 feet of right-of-way for Berryville Road and 50 feet for internal road network
- (9) Compliance with conditions of MCDPS (Health Dept.) septic approval
- (10) Final access and improvements as required to be approved by MCDPWT prior to recordation of plat(s) (or MDSHA prior to issuance of access permits)

**8. Preliminary Plan Review No. 1-02043 – Finnegan Farm - Continued**

- (11) 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
- (12) 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
- (13) Other necessary easements

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

9. 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:**

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10. **Board of Appeals Petition No. S-2482 (Special Exception)**

Montgomery County Career Fire Fighter Association, Inc., applicant, requests a special exception for a private club (a two-story, 20,000-square-foot building for its members); RDT Zone; 75 acres; 24100 Stringtown Road, Clarksburg

(Action Required for Hearing of 2/28/02)

**Staff Recommendation:** Approval with conditions. (See staff report)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**