

**Agenda for Montgomery County Planning Board Meeting
Thursday, June 13, 2002, 9:30 a.m.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: January 31, 2002 and February 21, 2002 Commissioners' Reports Directors' Reports Reconsideration Requests	
--	--

GENERAL MEETING (*Third Floor Conference Room*)

- A. Administrative Items
- B. *Proposed Closed Session: Land Acquisition*
- C. *Proposed Closed Session pursuant to Maryland State Code Annotated Section 10-508(a)(7) (consult with counsel to obtain legal advice)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Mandatory Referral No. 02202-MCPS-1**

Proposed Athletic Field, Little Flower Church School and Westland Middle School; R-60 Zone; near intersection of Massachusetts Avenue and Briley Place, Bethesda-Chevy Chase

Staff Recommendation: Approval to transmit comments to Montgomery County Public Schools.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Mandatory Referral No. 02502-MCPS-1**

Modernization of Kensington Parkwood Elementary School, 4710 Saul Road, Kensington

Staff Recommendation: Approval to transmit comments to Montgomery County Public Schools.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Mandatory Referral No. 02102-MCPS-1

Broad Acres Elementary School, 710 Beacon Road, Silver Spring

Staff Recommendation: Approval to transmit comments to Montgomery County Public Schools.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Project Plan Review No. 9-02002 – Fairfield at Germantown

RMX-2/R-200 Zones; 610 garden apartments, 250,000 gross square feet office/retail on 62.4 acres; east of CSX tracks between MD 118 and Father Hurley Boulevard; Germantown & Vicinity -- PA-19

APPLICANT: F. F. Development, L. P.

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

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Preliminary Plan Review No. 1-02068 – Fairfield at Germantown**

RMX-2/R-200 Zones; 62.4 Acres; One Lot Proposed (742 Multi-Family Dwelling Units and 188,400 Square Feet Office & Retail)

Community Water & Community Sewer

Located on the East side of the CSX Railroad Tracks Between MD 118 and Father Hurley Boulevard, West Side of Waters Road, Approximately 50 Feet South of Wisteria Drive

Policy Area: Germantown Town Center

APPLICANT: Fairfield Residential
ENGINEER: Macris, Hendricks & Glascock
ATTORNEY: Linowes & Blocher

Staff Recommendation: Approval, Subject to the Following Conditions:

- (1) Approval under this preliminary plan is limited to a maximum of six-hundred and ten (610) multi-family dwelling units and 250,000 square feet of office/retail use and provide the necessary road way improvements as outlined in the June 7, 2002 Transportation Planning Division memo which states:
 - a. The applicant shall construct a separate southbound right-turn lane, a second northbound left-turn lane, a second eastbound left-turn lane (Phase 1), and restripe the separate westbound right-turn lane on Wisteria Drive as a shared through and right-turn lane (Phase 1) at the MD 118/Wistria Drive intersection.
 - b. The applicant shall construct a second westbound left-turn lane (Phase 1), a second northbound left-turn lane (Phase 2), and modify traffic signal to eliminate eastbound-westbound split phasing at the MD 118/Middlebrook Road intersection (Phase 1). Also, the applicant shall participate in removal of the existing channelized island and free-flow right-turn lane located in the northeast quadrant of this intersection. (Phase 1).
 - c. The applicant shall restripe the eastbound Crystal Rock Drive approach to provide a shared right-turn lane, a separate through and left-turn lane, and a separate left-turn lane at the MD 118/Crystal Rock Drive intersection. (Phase 1)
 - d. The applicant shall construct a second westbound left-turn lane at (Great Seneca Highway (MD 119)/Middlebrook Road intersection. (Phase 2)
 - e. The applicant shall construct a separate northbound right-turn lane, restripe and designate existing Wisteria Center Lane for separate left-turn lanes, and install new traffic signal if warrants and spacing criteria are met at the Wisteria Drive/Waters Road intersection. (Phase 2)
 - f. The applicant shall construct a westbound left-turn lane on Wisteria Drive, a separate left and through lanes on Father Hurley Boulevard (FHB), and install new traffic signal if warranted at the Father Hurley Boulevard intersection. (Phase 1)

5. Preliminary Plan Review No. 1-02068 – Fairfield at Germantown - Continued

- g. The applicant shall construct two lanes of Father Hurley Boulevard Wisteria Drive SW to the site entrance, plus the full cross section of Father Hurley Boulevard from Wisteria Drive SW for a distance of approximately 600 feet, with final scoop subject to pending minor realignment of Father Hurley Boulevard by the Department of Public Works and Transportation (DPW&T), include a temporary transition from six lanes to the two beyond (Phase 1). Final details are to be resolved as part of the Site Plan review submission for the project.
 - h. The applicant shall agree that the roadway improvements listed as conditions of approval are under construction in accordance with the phasing of road improvements as designated in the above conditions for the following phased development.
 - a. Phase 1 includes 610 garden apartments.
 - b. Phase 2 includes full development.
 - i. The applicant shall improve Waters Road (Locbury Drive) to meet the County two-lane roadway standards as shown on the project plan.
- (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 Germantown 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 Germantown Master Plan, and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By _____" are excluded from this condition
 - (4) Compliance with the conditions of MCDPS stormwater management approval access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
 - (5) No clearing, grading, or recording of plats prior to site plan enforcement agreement approval
 - (6) Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks, and bike paths will be determined at site plan
 - (7) Provide final landscape and lighting plan prior to site plan review for review and approval by the Planning Board
 - (8) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff
 - (9) Final number of MPDU's dependent upon condition #4 above and will be determined at the time of site plan review
 - (10) The validity of the preliminary plan is dependent upon the applicant proceeding with and abiding by the conditions of approval of Project Plan No 9-02002
 - (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

5. Preliminary Plan Review No. 1-02068 – Fairfield at Germantown - Continued

(13) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Zoning Text Amendment No. 02-03**
(Originally heard on MCPB Agenda 4/4/02)

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

Staff Recommendation: Transmit additional recommendations to County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Preliminary Plan Review No. 1-02098 – Goshen Estates

R-200 Zone; 2.49 Acres; One (1) Lot Proposed (Single-Family Detached Dwelling Unit)

Private Well & Private Septic

Located on the South Side of Warfield Road, Approximately 200 feet West of Plum Creek Drive

Policy Area: Montgomery Village - Air Park

APPLICANT: Strategic Redevelopment

ENGINEER: PG Associates

Staff Recommendation: Approval, Pursuant to the DeMinimis Provision of FY 2002 Annual Growth Policy, Subject to the Following Conditions:

- (1) 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
- (2) Record plat to show delineation of a Category II conservation easement over the area of forest conservation areas
- (3) Record plat to provide for dedication of 35 feet off center line for Warfield Road
- (4) Compliance with conditions of MCDPS (Health Dept.) septic approval
- (5) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- (6) 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
- (7) 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
- (8) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Preliminary Plan Review No. 1-02071 – B.F.Leighton’s Addition to Woodside (Resubdivision)

R-60 Zone; 9,000 Square Feet; One (1) Lot Proposed (Single-Family Detached Dwelling Unit)

Located on the West Side of Elkhart Street, Approximately 90 Feet Southeast of Second Avenue

Community Water & Community Sewer

Policy Area: Silver Spring/Takoma Park

APPLICANT: Phyllis Michaels
ENGINEER: O’Connel & Lawrence

Staff Recommendation: Approval of Preliminary Plan Pursuant to Section 50-29(b)(2), Subject to the Following Conditions:

*****SEE CONDITIONS ENUMERATED IN STAFF REPORT*****

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Preliminary Plan Review No. 1-02101 – Hoover Property**

RE-2 Zone; 86.78 Acres; Forty (40) Lots Proposed (Single-Family Detached Dwelling Units)

Public Water & Private Septic

Located on the East End of Cypress Hill Drive, Approximately 200 Feet East of Peach Blossom Court

Policy Area: Rural (Upper Rock Creek)

APPLICANT: Winchester Homes
ENGINEER: Benning & Associates

Staff Recommendations: Approval of Thirty-Nine (39) Lots Only and One (1) Outlot, Including Waiver of Over Length Cul-De-Sac and Side Walk Along One Side of Internal Streets Pursuant to (50-26 (d) and (h)), 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 dwelling units backing to the agriculture history park shall be placed at the minimum front building line on the lot
- (3) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Upper Rock Creek Master Plan unless otherwise designated on the preliminary plan
- (4) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Upper Rock Creek Master Plan, and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By _____" are excluded from this condition
- (5) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation areas
- (6) Compliance with conditions of MCDPS (Health Dept.) septic approval
- (7) Prior to seeking building permit applicant to negotiate with M-NCPPC staff for acquisition of lots determined by staff to be important for protecting the historic rural farm setting and views from the adjacent Agricultural History Farm Park. M-NCPPC will compensate the Applicant at fair market value for any lots acquired, or by land exchange agreeable to both Applicant and M-NCPPC staff.
- (8) A 20' wide Public Use Trail Easements to be established by Applicant from Cypress Hill Drive, between lots 8 and 9, to Agricultural History Farm Park, and from Cypress Hill Way, between lots 28 and 29, to parkland, and from Cliff Pine Drive, between lots 38 and 39, to parkland. Easements to be clearly marked and identified with appropriate signage
- (9) Applicant to work with M-NCPPC staff to establish forested buffers in the reforestation areas that are sufficiently wide and that contain species of vegetation that best protect the historic farm setting views from the Agricultural History Farm Park

9. Preliminary Plan Review No. 1-02101 – Hoover Property - Continued

- (10) Applicant to use best efforts to hide visibility of homes located in the Cypress Hill Drive section of the development, particularly those on lots that are adjacent to Agricultural History Farm Park, considerations to include choice of exterior home colors, house location on the lot and vegetative screening of the house on the lot
- (11) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- (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:

-
10. 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:

11. **Presentation on Trail Design for Mountain Biking by MORE (Maryland Off-Road Enthusiasts)**

Presentation by Dave Scull

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Site Plan Review No. 8-71016B – Young Israel Shomrai Emunah

RT-12.5 Zone; institutional-religious (off site parking relocation); southwest intersection of Arcola Avenue and Lamberton Drive; Kemp Mill-Four Corners & Vicinity-PA-32

APPLICANT: Young Israel Shomrai Emunah
ENGINEER: Witmer Association, LLC

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. Site Plan Review No. 8-02022 – Highland at Clarksburg

RMX-2/R-200 Zone; 90 one-family detached units, 64 townhouses, (including 11 MPDU's); on Stringtown Road, northeast of Frederick Road (MD 355); Clarksburg & Vicinity– PA-13

APPLICANT: Centex Homes
ENGINEER: Macris, Hendricks & Glascock, P.A.

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: