

**Agenda for Montgomery County Planning Board Meeting  
Thursday, June 27, 2002, 9:30 a.m.**

8787 Georgia Avenue  
Silver Spring, MD 20910-3760

**Board Action**

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Roll Call Approval of Minutes: February 14, 2002 Commissioners' Reports Directors' Reports Reconsideration Requests	
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**GENERAL MEETING (*Third Floor Conference Room*)**

A. Administrative Items

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

1. **Consent Item**

Reservation of Land for Public Use

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

2. **Zoning Text Amendment No. 02-09**

Introduced by District Council at the request of the Board of Appeals; amend the Zoning Ordinance to allow roofed porch additions to a main building to extend certain distances into minimum required yard areas

(Action Required for Hearing of 7/09/02)

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**3. Zoning Text Amendment No. 02-07**

Introduced by Councilmember Dacek; amend the Zoning Ordinance to allow 'emergency health care facility' by right in the C-T Zone

(Action Required for Hearing of 7/09/02)

**Staff Recommendation:** Approval with modifications.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**4. Designation of Howard Hughes Medical Institute as a Strategic Economic Development Project**

**Staff Recommendation:** Transmit comments to the County Council.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**5. Site Plan Review No. 8-02034 - Grandview Townhomes**

CBD-1/R-60 Zones; one-family detached unit, 42 townhouses; southwest quadrant, intersection of Grandview Avenue and Blueridge Avenue; Kensington-Wheaton; PA – 31

APPLICANT: Union Investment Properties, LLC  
ENGINEER: Gutschick, Little & Weber, P.A.

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**6. Board of Appeals Petition No. S-420-G (Special Exception Modification)**

Holy Cross Hospital of Silver Spring, applicant, requests modifications to the existing hospital; R-60 Zone; 1500 Forest Glen Road, Silver Spring

(Action Required for Hearing of 7/17/02)

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**7. Development Plan Amendment - (DPA-02-3)**

Euro Motocars, applicant, seeks to amend approved Development Plan to permit an automobile dealership; 5.34 acres; Town Sector Zone; 19730 Germantown Road, Germantown

**Staff Recommendation:** Approval of Development Plan Amendment and Approval of Supplementary Plan.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**8. Briefing and Discussion of MPDU Issues**

Including alternative agreements and financial feasibility of MPDU's in high-rise buildings

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**9. Site Plan Review No. 8-02030 - The Overlook at Rossmoor Leisure World**

PRC Zone; 260 Multi-Family Units; on North Leisure World Boulevard, 1,535 feet southeast of Interlachen Drive; Aspen Hill & Vicinity; PA – 27

APPLICANT: Rossmoor- IDI Overlook, L.P.  
ENGINEER: Greenhorne & O’Mara, Inc.

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**10. Local Map Amendment No. G-798**

Bachelors Forest, LLC/Centext Home, applicant, requests rezoning from the R-90 Zone to the RT-15 Zone; 198 townhouses; 14.7 acres; 11601 Georgia Avenue, Wheaton

(Action Required for Hearing of 7/12/02)

**Staff Recommendation:** Approval of the RT-15 Zone; Approval of Schematic Development Plan.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

11. **Preliminary Plan Review No. 1-02105 – Donald B. Griggs Property**

RE-2C Zone; 9.02 Acres; Three (3) Lots Proposed; (Single-Family Detached Dwelling Units)

Private Wells and Private Septic

Located on the East Side of Mount Vernon Avenue, Approximately 200 Feet South of Damascus Road (MD108)

Policy Area: Damascus

APPLICANT: Mitchell and Kim Goode

ENGINEER: Benning and Associates

**Staff Recommendation:** Approval, Including a Waiver of Frontage (Pursuant to Section 50-29(a)(2) of the Subdivision Regulations), and 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 show delineation of a Category I conservation easement over the forest conservation areas
- 3) Record plat to reflect common ingress/egress easements over all shared driveways
- 4) Prior to recordation of plat(s), applicant to provide MNCPPC technical staff with a copy of separate, recorded ingress/egress and maintenance agreements for the common driveway shared by lot 1 and lot 90 in the Seneca Springs subdivision and for the driveway shared by lots 2 and 3 and Parcel 272 (Rhodes Property) to the south
- 5) Compliance with conditions of MCDPS (Health Dept.) septic approval
- 6) Access and improvements as required to be approved by MCDPWT, prior to recordation of plat(s) and MDSHA prior to issuance of access permits
- 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) Necessary easements

11. Preliminary Plan Review No. 1-02105 – Donald B. Griggs Property - Continued

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**



12. **Subdivision Regulations Waiver No. 02010 – Seneca Highlands**

RC Zone; 4.23 Acres; Two (2) Existing Lots; (Single-Family Detached Dwelling Units)

Community Water and Private Septic

Located on the West Side of Darnestown Road (MD 28), Approximately 500 Feet Northeast of Turkey Foot Road

Policy Area: Rural (North Potomac-Darnestown)

APPLICANT: Seneca Highlands, L.C.

ENGINEER: Macris, Hendricks and Glascock

**Staff Recommendation:** Grant Waiver, Subject to the Following Conditions:

- 1) Submission of a complete record plat application within sixty (60) days of issuance of Planning Board waiver resolution; recordation of plat to occur within ninety (90) days of plat submission

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

13. **Pre-Preliminary Review No. 7-02042 – Cabin Branch**

RE-1/TDR; RMX-1/TDR; I-3 Zones; 900 Acres; Mixed Development – Residential/  
Commercial/Public Facilities

Community Water and Community Sewer

Located on the North Side of West Old Baltimore Road, West of I-270 and South of  
Clarksburg Road (MD 121)

Policy Area: Clarksburg

APPLICANTS: Gosnell Development, Inc.  
Monroe Development, Inc.  
Winchester Homes  
Adventist HealthCare, Inc.  
FFTM 1, Limited Partnership

ENGINEERS: Rodgers Consulting

ATTORNEYS: Dufour and Kohloss  
Holland and Knight  
Miller, Miller and Canby

**Staff Recommendation:** Discussion of Issues Prior to Applicant Proceeding With Rezoning  
Application and Subsequent Preliminary Plan and Site Plan Submissions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**14. Preliminary Plan Review No. 1-97098 – Thompson Farm**

RDT Zone; 434.73 Acres; Fifteen (15) Lots and Two (2) Outlots Proposed; (Single-Family Detached Dwelling Units)

Private Wells and Private Septic

Located on the East Side of Slidell Road, Approximately 4,700 Feet Southwest of Comus Road

Policy Area: Rural (Clarksburg)

APPLICANT: Charles H. Jamison, Inc.

ENGINEER: Benning and Associates

ATTORNEY: Debelius, Clifford, Debelius, Crawford, Bonifant and Fitzgerald, CHTD

**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) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation areas
- 4) Record plat to provide for dedication of 80 feet of right-of-way for Slidell Road and 80 feet of right-of-way for West Old Baltimore Road
- 5) Record plat to reflect common ingress/egress easements over all shared driveways
- 6) Compliance with conditions of MCDPS (Health Dept.) septic approval dated June 21, 2002
- 7) Dedication and acquisition of land for Park purposes and establishment of public use trail easements to be in accordance with the Park Planning and Resource Analysis Unit memorandum dated June 20, 2002 as follows:
  - Dedication of Parcel "A" and a minimum 250 foot wide strip along West Old Baltimore Road from Parcel "A" north and west to confront Lot 18 to preserve forested area
  - Dedicate small triangular piece west of Slidell Road surrounded by Bucklodge Conservation Park
  - Establish 25 foot public-use easements as shown on plan
  - Dedicated land to be conveyed free of trash and/or unnatural debris; staked where adjoining private property
  - Public use easements to be appropriately identified with signage
  - Applicant and staff to negotiate acceptable terms to facilitate acquisition of Lot 18 for Park purposes
- 8) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)

**14. Preliminary Plan Review No. 1-97098 – Thompson Farm - Continued**

- 9) 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
- 10) 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
- 11) 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
- 12) Necessary easements

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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15. 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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16. **Zoning Text Amendment No. 02-03**  
**(Heard on MCPB Agenda of 4/4/02 and 6/13/02)**

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

**Staff Recommendation:** Approval with modifications.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

17. **Dog Exercise Areas**

**Staff Recommendation:** Approval of policy, procedures, and preferred site locations.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**