

Agenda for Montgomery County Planning Board Meeting
Thursday, February 20, 2003, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: December 19, 2002 Commissioners' Reports Directors' Reports Reconsideration Requests	
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GENERAL MEETING (*Third Floor Conference Room*)

- A. Administrative Items
- B. Sprint PCS - *Approval to Co-locate on the AT&T Wheaton Monopole.*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Phase II Comprehensive Zoning Ordinance Rewrite**

Commercial, Industrial and Mix Use Zones; Presentation of Reports by project consultant, Clarian & Associates, concerning (1) 21st Century Workplace, (2) Smart Growth Development, and (3) Diagnosis of current commercial, industrial mixed-use zones. Staff will discuss zoning concepts and priorities for Zoning Ordinance changes

Staff Recommendation: Discussion and endorsement of concepts.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Draft Amendment to Master Plan of Highways (Transportation)**

High Occupancy Vehicle (HOV) lanes on Capital Beltway between American Legion Bridge and West Spur-I 270, and interchange of Randolph Road and Veirs Mill Road

Staff Recommendation: Public Hearing.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Pilot Programs of Selected Park Maintenance Activities: Status Report

Staff Recommendation: Approval to continue Pilots and to brief County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Comprehensive Study of the Annual Growth Policy: Status Report

Staff Recommendation: Approval of Options for Further Review and to brief County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Preliminary Plan No 1-03030 – Harry M. Martin Tract (Resubdivision)**

R-200 Zone; 1.4 Acres; Three (3) Lots Requested (Single Family Detached Dwelling Units)
Community Sewer and Community Water

Northeast Corner of the Intersection of Bennett Road and Woodwell Road

Policy Area: Aspen Hill

Applicant: Dujon Home Concepts

Engineer: Landplan Associates

Staff Recommendation: Denial, Pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision Regulations

******* See Review Discussion in Staff Report *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Preliminary Plan No. 1-03044 – Layhill

R-200 Zone; 42,560 Square Feet; Two (2) Lots Requested (Two (2) Single Family Detached Dwelling Units, (One (1) Existing Single Family Detached Dwelling Unit))
Community Sewer and Community Water

Located on the East Side of Layhill Road (MD 182), Approximately 1,500 Feet South of Bel Pre Road

Policy Area: Aspen Hill

Applicant: Alex-Anders Associates, Inc.

Engineer: Thomas A. Maddox

Staff Recommendation: Approval, Under the DeMinimis provisions of the FY 2003 Annual Growth Policy, Subject to the Following Conditions:

- (1) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plats or MCDPS issuance of sediment and erosion control permit, as appropriate
- (2) Prior to recording of plat(s) applicant must submit a final grading, house location and tree preservation plan for technical staff review
- (3) Prior to recording of plat(s) submit a final landscape plan for the area along the northern property line adjacent driveway location
- (4) Conditions of MCDPS stormwater management approval including an engineered sediment and erosion control plan at the time of building permit
- (5) Record plat to reference common ingress/egress easement over joint driveway
- (6) 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 the property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- (7) 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
- (8) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Preliminary Plan 1-03050 – Concord (Resubdivision)

R-200 Zone; 57,500 Square Feet; Two (2) Lots Requested (Two (2) Single Family Detached Dwelling Units (One (12) Existing Single Family Detached Dwelling Unit))
Community Sewer and Community Water

Located on the North End of Pinkney Court, Approximately 500 Feet Northeast of Accord Drive

Policy Area: Potomac

Applicant: Kent Homes, LLC

Engineer: CAS Engineering

Staff Recommendation: Approval, Pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision Regulation, Subject to the Following Conditions:

- (1) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plats or MCDPS issuance of sediment and erosion control permit, as appropriate
- (2) Prior to recording of plat applicant to submit a final grading, house location and tree preservation plan for technical staff review
- (3) Conditions of MCDPS stormwater management approval including an engineered sediment and erosion control plan at the time of building permit
- (4) 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 the property delineated on the approved plan must be recorded or a request for an extension must be filed
- (5) 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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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

NOT AVAILABLE FOR TIME OF PRINTING

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: