

Agenda for Montgomery County Planning Board Meeting
Thursday, June 26, 2003, 9:30 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: April 3, 2003 Commissioners' Reports Directors' Reports Reconsideration Requests	
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GENERAL MEETING (*Brookside Gardens Visitors Center, The Adult Education Room, 1800 Glenallan Avenue, Wheaton*)

- A. Meeting with Park Foundation
- B. Administrative Items
- C. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508(3) (consider acquisition of real property for a public purpose)*
- D. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508(a) (7) (consult with counsel to obtain legal advice)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Authorization to acquire 49.0 acres, more or less, unimproved, from John H. Carman, et al.**

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Mandatory Referral No. 03201-DPWT-1**

Adding 84 parking spaces to the Montgomery County Aquatic Center (MAC). Intersection of Executive Boulevard and Nicholson Lane, North Bethesda

Staff Recommendation: Approval to transmit comments to Montgomery County Department of Public Works and Transportation (DPWT).

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Facility Plan for East Norbeck Local Park

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Local Map Amendment G-805: Hemingway Homes, LLC

Rezoning from R-60 Zone to the RT-15.0 Zone 34,302 square feet, 438 East University Boulevard, Silver Spring

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Zoning Text Amendment No. 03-12

Introduced by Councilmembers Subin and Praisner; amend the Zoning Ordinance to allow up to 2 gravesites on the premises of a place of worship, under certain circumstances

Staff Recommendation: Do Not Approve Text Amendment.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Preliminary Plan Review No. 1-03063 Tregoning/Dameron Properties

RE-1 (Cluster) Zone; Ninety-Two (92) Lots Requested (One Family Detached Dwelling Units); 92.61 Acres

Community Water and Community Sewer

Located on the South Side of Piedmont Road, Approximately 200 Feet Southeast of Janbeall Court

Policy Area: Clarksburg

Applicant: Elm Street Development

Engineer: Loiederman Soltesz Associates

Staff Recommendation: Approval, Subject to the Following Conditions:

- 1) Total development under this preliminary plan is limited to Ninety-Two (92) one-family residential dwelling units
- 2) The applicant shall participate in the comprehensive roadway package to be provided by the Clarksburg Village and Greenway Village development to satisfy the policy area transportation review requirements as outlined in the June 13, 2003 Transportation Planning memorandum
- 3) The applicant shall provide an acceleration land from eastbound Skylark Road to southbound Ridge Road (MD 27)
- 4) Dedication to M-NCPPC of the open space land as shown on the preliminary plan. Said dedicated land to be signed as parkland and adequately staked to distinguish between parkland and private lots
- 5) Applicant to establish Public Use Trail Easements from the end of Street A to parkland through the common area open space, from the end of Street C's western cul-de-sac extending west to parkland, and from the Street B cul-de-sac extending south to connect with the foregoing easement. Easements to be at least 15' wide and exact alignment and location of easements to be coordinated with M-NCPPC staff
- 6) Applicant to construct an 8' wide, hard surface trail within the easements that extends from the Street B cul-de-sac and from the Street C's western cul-de-sac and extend said trail through Ovid Hazen Wells Recreation Park and connect with the hard surface trail in the active recreation portion of the park. Said trail to be located as agreed in the field between M-NCPPC staff and Applicant and shall include construction of a bridge acceptable to M-NCPPC staff across the Little Seneca Creek Tributary. Trails and bridge to be constructed by Applicant to Park standards and specifications
- 7) Record plat must show stream valley buffer on lot 1.
- 8) Entire stream valley buffer area must be placed into a category I forest easement, except for stream valley buffer area between the stream valley buffer line and the forest conservation line on lot 1
- 9) Entire stream valley buffer must be reforested, except for stream valley buffer on lot 1.
- 10) All forest planting areas to be placed in a Category I forest conservation easement.
- 11) The toe-of-slope for the SWM facility south of Street C must be moved to ensure that the toe of the slope is at least 15 feet from the stream valley buffer.

Preliminary Plan Review No. 1-03063 Tregoning/Dameron Properties (continued)

- 12) 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
- 13) 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 Master Plan unless otherwise designated on the preliminary plan
- 14) 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. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By _____" are excluded from this condition
- 15) Record plat to reflect common ingress/egress and utility easements over all shared driveways
- 16) Record Plat to reflect all areas under Homeowners Association ownership and stormwater management areas
- 17) Compliance with the conditions of approval of the MCDPS stormwater management approval dated, June 4, 2003
- 18) Compliance with conditions of MCDPS letter dated, June 6, 2003, unless otherwise amended
- 19) 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
- 20) 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
- 21) Other necessary easements

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

7. Plan Review No. 1-03074 – Landfare, Proposed Lots 22 –24, Block A

R-200 Zone; 3 Lots and 1 Outlot Requested (3 existing one family dwelling units); 6.0 Acres
Community Water and Community Sewer

Located on the South Side of Castle Cliff Lane, Approximately 275 Feet East of Crockett Lane and West of Hobart Drive

Policy Area: Fairland – White Oak

Applicant: Ms. Susan Enyon Lark
Engineer: Oyster, Imus and Petzold, Inc.

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) Record plat to reflect a Category I easement over all areas of forest conservation
- 3) Record plat to reflect common ingress/egress and utility easements over all shared driveways
- 4) Compliance with conditions of MCDPWT letter dated, June 13, 2003 unless otherwise amended
- 5) Conversion of the Outlot to buildable status will require a revision to the subject preliminary plan and full compliance with all applicable regulations in force at that time
- 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) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Plan Review No. 1-03087 – Homecrest (Resubdivision)

RE-2/TDR Zone; Five (5) Lots Requested (Five [5] one-family detached dwelling units);
3.90 Acres
Community Water and Community Sewer

Located in the Northwest Corner of Homecrest Court and Homecrest Road

Policy Area: Aspen Hill

Applicant: Smart Development
Engineer: Macris, Hendricks and Glascock

Staff Recommendation: Approval, With Conditions

***** See Discussion and Conditions Enumerated in Staff Report *****

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Site Plan Review No. 8-03031 – Homecrest

RE-2/TDR Zone; Five (5) Lots Requested (Five (5) one family detached dwelling units);
3.90 Acres
Community Water and Community Sewer

Located in the Northwest Corner of Homecrest Court and Homecrest Road

Policy Area: Aspen Hill

Applicant: Smart Development
Engineer: Macris, Hendricks and Glascock

Staff Recommendation: Approval, With Conditions

***** See Discussion and Conditions Enumerated in Staff Report *****

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 FOR TIME OF PRINTING

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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11. **Development Plan Amendment No. 03-02 (continued from 6/19/03 Planning Board Meeting)**

Sandy Spring Builders, LLC, request amendment to the development plan approved in Local Map Amendment G-720, to permit a mixed-use development consisting of six residential townhouses with 1,000 square feet of office space within one of the units, 4905 Edgemoor Lane TS-R Zone, Bethesda CBD Sector Plan

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Receive Public Comments on Analysis of Alternatives for a Jones Bridge Road Purple Line Busway, from Jones Mill Road to MD 355

Staff Recommendation: *(Testimony Limited to 3 Hours)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: