

Agenda for Montgomery County Planning Board Meeting
Thursday, July 31, 2003, 9:30 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: May 15, 2003 Commissioners' Reports Directors' Reports Reconsideration Requests	
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GENERAL MEETING (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

A. Administrative Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **2003-2005 – Annual Growth Policy – “Policy Element” – Worksession #6.**

Staff Recommendation: *(No public testimony will be taken at this time.)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Forest Conservation Plan for Board of Appeals Petition No. S-1565-A (Special Exception Modification)**

Howard Hughes Medical Institute, add 4.6 acres, increase total employees to 350, construct an addition of 75,000 sq. ft. construct underground parking, waiver of parking standards, relocate an internal road, 4000 Jones Bridge Road, R-90 Zone, Chevy Chase

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Board of Appeals Petition No. S-1565-A (Special Exception Modification)

Howard Hughes Medical Institute, add 4.6 acres, increase total employees to 350, construct an addition of 75,000 sq. ft. construct underground parking, waiver of parking standards, relocate an internal road, 4000 Jones Bridge Road, R-90 Zone, Chevy Chase

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Local Map Amendment G-809 (Marie Ruth Burley) – Reclassification of 5.236 acres of land from the R-90 Zone to RT-8 Zone, 30 townhouse units, 10401 and 10525 Seven Locks Road, Potomac

Staff Recommendation: Deferral/Denial.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Upper Rock Creek Area Master Plan—Planning Board Draft—**

Staff Recommendation: Approval to transmit Planning Board Draft to County Executive and County Council. (**Note:** No public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Special Protection Area Water Quality Plan for Clarksburg Trail**

Southwest quadrant of the intersection of Stringtown Road and Piedmont Road; Clarksburg & Vicinity, PA-13

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Site Plan Review No.8-02038, Infrastructure Plan for Clarksburg Village**

R-200/TDR-4, R-200/TDR-3, R-200, PD-4 Zones; 741.40 Acres; Clarksburg & Vicinity, PA-13

APPLICANT: Clarksburg Village, LLC

ENGINEER: Charles P. Johnson & Associates, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Special Protection Area Final Water Quality Plan for Clarksburg Village Phase I**

Southwest quadrant of the intersection of Stringtown Road and Piedmont Road; Clarksburg & Vicinity, PA-13

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Site Plan Review No.8-03002, Clarksburg Village – Phase 1

R-200/TDR-4, R-200/TDR-3, R-200, PD-4 Zones; 333.87 Acres; 508 One-family detached units, 377 Townhouses, 48 Multi-family, inclusive of 92 MPDUs and 188 TDRs; Southwest quadrant of the intersection of Stringtown Road and Piedmont Road; Clarksburg & Vicinity, PA-13

APPLICANT: Elm Street Development
ENGINEER: Charles P. Johnson & Associates, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Preliminary Plan No. 1-03107 – Becker Property

R-90 Zone; 0.29 acre; one (1) Lot requested (one [1] one-family detached dwelling unit)
Community Sewer and Community Water

Located on the North Side of Frederick Road (MD 355), approximately 1,700 feet south of
Plummer Drive

Policy Area: Germantown East

Applicant: William Becker
Engineer: Macris, Hendricks and Glascock, P.A.

Staff Recommendation: Approval, subject to the following conditions

- (1) Submit final house location, site grading and tree protection plan for technical staff review and approval prior to recording of plat
- (2) Access and improvements, as required, to be approved by MDSHA prior to issuance of building permit
- (3) Prior to MCPB issuance of building permit applicant to submit, for technical staff review, a noise mitigation plan
- (4) Record plat to reference all common ingress/egress easements
- (5) Conditions of MCDPS stormwater management approval
- (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 property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- (7) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Preliminary Plan No. 1-03093 – American Plant Food

R-200/TDR Zone; 3.0 acres; one (1) lot requested (10,700 sq. ft. horticultural nursery facility)

Community Sewer and Community Water

Located on the northeast quadrant of the intersection of River Road (MD 190) and Burdett Road

Policy Area: Bethesda – Chevy Chase

Applicant: American Plant Food Company, Inc.

Engineer: Maddox Engineers and Surveyors, Inc

Attorney: Miller, Miller and Canby

Staff Recommendation: Approval, 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 plat or MCDPS issuance of sediment and erosion control permit, as appropriate
- (2) Approval under this preliminary plan is limited to a 10,700 square feet horticultural nursery facility as approved under Board of Appeals Case No. S-824-B
- (3) Access and improvements, as required, to be approved by MDSHA prior to issuance of building permit
- (4) All roads rights of way shown on the approved plan shall be dedicated by the applicant, to the full width mandated by the Master Plan, unless otherwise designated on the preliminary plan
- (5) Conditions of MCDPS stormwater management approval
- (6) Dedication of right of way as shown on plan
- (7) Record plat to reflect note that prohibits access to River Road (MD 190)
- (8) 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
- (9) 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
- (10) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. **Pre-Preliminary Plan No. 7-03057 – Ridgewood Village
(Resubdivision)**

R-60 Zone; 0.47 acre; two (2) lots requested (two [2] one-family detached dwelling units
Community Sewer and Community Water

Located on the east side of Pinehurst Parkway, approximately 100 feet south of Greenvale
Road

Policy Area: Bethesda – Chevy Chase

Staff Recommendation: No objection to the submission of a Preliminary Plan Application
pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision Regulations

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13 Preliminary Plan No. 1-03073 – Smith Village

R-90 Zone; 0.62 acre; one (1) lot requested (one [1] one single family detached dwelling unit)
Community Sewer and Community Water

Located on the southern side of Smith Village Road, approximately 1,500 feet east of
Randolph Road East

Policy Area: Fairland – White Oak

Applicant: James E. Smith
Engineer: Civil Design Systems

Staff Recommendation: Approval, under the DeMinimis Provisions of the FY 2004 Annual
Growth Policy, with the following conditions:

- (1) Record plat to reflect an easement, if necessary, for future dedication for extension of Smith Village Road. The need for and location of such easement to be determined by MCDPW&T
- (2) The applicant will be required to provide MCDPW&T with a recorded covenant whereby said owner agrees to pay a prorata share for any future extension of Smith Village Road, whether built as a Montgomery County project or by private developer under permit, prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat
- (3) Record plat to reflect common ingress/egress and utilities easement for Parcel 257, Parcel 259, Parcel 312 and Parcel 338.
- (4) Conditions of MCDPS stormwater management approval
- (5) Compliance with the conditions of approval of the preliminary forest conservation plan. Applicant must meet all conditions prior to recording of plats or MCDPS issuance of sediment and erosion control permit, as appropriate
- (6) Access and other improvements as outlined in MCDPW&T approval letter dated 7-18-03, or as otherwise amended
- (7) 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
- (8) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

**14. Preliminary plan No. 1-03093 – Gray Estates
(Resubdivision)**

R-200 Zone; 1.99 acres; three (3) lots requested (three [3] one-family detached dwelling units)

Community Sewer and Community Water

Located at the northeast corner of Auth Lane and Hermeleigh Road, approximately 1,000 feet east of Kemp Mill Road

Policy Area: Kensington – Wheaton

Applicant: Ronald D. Wilbur

Engineer: Loiederman Soltesz Associates

Staff Recommendation: Approval, pursuant to the provision under 50-29 (b)(2) of the Montgomery County Subdivision Regulations, subject to conditions:

******* See Conditions of Approval Enumerated in Staff Report *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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 FOR TIME OF PRINTING

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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16. **Indoor Baseball Training Facility (Cabin John Regional Park) Public Hearing on Proposed Public-Private Partnership**

Staff Recommendation: Denial. (Note: Public testimony will be limited to 2 hours).

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: