

BLUE  
AGENDA

Agenda for Montgomery County Planning Board Meeting  
**Thursday, November 13, 2003, 9:30 A.M.**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: June 25, 2003 Commissioners' Reports Directors' Reports Reconsideration Requests	
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1. **Zoning Text Amendment No. 03-25**

Introduced by Councilmember Floreen; amend the Zoning Ordinance to eliminate authority of the District Council to decide a cemetery and family burial site special exception

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

2. **Preliminary Plan No. 1-04008 – Glen Echo Heights  
(Resubdivision)**

R-90 zone; 34,850 square feet; three (3) lots requested (three [3] one-family detached dwelling units)

Community Sewer and Community Water

Located on the southeast corner of Walhonding Road and Wapakoneta Road

Policy Area: Bethesda – Chevy Chase

Applicant: Carter Inc.  
Engineer: Macris, Hendricks and Glascock, P.A.

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

\*\*\*\*\* See Discussion and Analysis In Staff Report \*\*\*\*\*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

3. **Preliminary Plan No. 1-03095 – Summer Hill**

R-90 zone; 5.0 acres; three (3) lots requested (three [3] one-family detached dwelling units)

Community Sewer and Community Water

Located on the west side of Summer Hill Drive, approximately 2,000 feet south of Musgrove Road

Policy Area: Fairland – White Oak

Applicant: John Wang

Engineer: Macris, Hendricks and Glascock, P.A.

**Staff Recommendation:** Approval, under the de minimis 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. Applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit, as appropriate. Applicant/developer to contact technical staff for onsite inspections prior to commencement of construction, during construction and upon completion of each dwelling unit
- (2) Record plat to establish a minimum 40-foot Building Restriction Line on the rear of proposed lots abutting Block 28 Lots 75, 76, 79, 82 and 83
- (3) Record plat to reflect delineation of a conservation easement over the area of stream valley buffer, excluding the area designated for ingress/egress easement
- (4) Conditions of MCDPS stormwater management approval, including engineered grading/sediment control plan prior to recording of plat
- (5) Access and improvements, as required to be approved by MCDPW&T prior to recording of plat
- (6) Record plat to reflect common ingress/egress easement for all lots to Summer Hill Drive
- (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:**

**4. Preliminary Plan No. 1-04007 – Notley Acres**

R-200 zone; 2.0 acres; three (3) lots requested (three [3] one-family detached dwelling units)

Community Sewer and Community Water

Located on the south side of Notley Road, approximately 600 feet west of New Hampshire Avenue (MD 650)

Policy Area: Fairland – White Oak

Applicant: Chris Kiernan

Engineer: Macris, Hendricks and Glascock, P.A.

**Staff Recommendation:** Approval, under the de minimis 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 plat or MCDPS issuance of sediment and erosion control permit, as appropriate
- (2) All roads shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the master plan, unless otherwise designated on the preliminary plan
- (3) Record plat to reflect dedication for 70-foot right of way on Notley Road
- (4) Access and improvements, as required to be approved by MCDPW&T prior to recording of plat
- (5) Conditions of MCDPOS stormwater management approval, including engineered grading/sediment control plan prior to recording of plat
- (6) Record plat to reflect common ingress/egress easement for all lots to Notley Road
- (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:**

**5. Preliminary Plan No 1-03014 – Hillmead – Bradley Hills Lots 100-102 (Resubdivision)**

R-60 zone; two (2) lots requested (two [2] single family detached dwelling units)

Community Sewer and Community Water

Located on the south side of Greentree Road, approximately 150 feet west of Ewing Drive

Applicant: Kathryn B. Balaban  
Engineer: Sutherland Associates  
Attorney: Abrams, West and Storm, P.C.

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

\*\*\*\*\* See Discussion and Analysis in Staff Report \*\*\*\*\*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**6. Record Plats**

**The following record plats are recommended for APPROVAL**, subject to the appropriate conditions of approval of the preliminary plans and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

2-04086      Barnsley’s Addition to Olney, Lot 52, Block B  
C-2 Zone, 1 Lot  
Community Water, Community Sewer  
Planning Area: Olney  
Steven Kurdziolek, Applicant

**Record Plats** (continued)

2-04087 Kingsview Village, Parcels E & F, Block B  
R-200 Zone, 2 Parcels  
Community Water, Community Sewer  
Planning Area: Germantown  
Carry Cartaho, Applicant

2-04088 Wisconsin Place, Parcels B & C  
CBD-2, 2 Parcels  
Community Water, Community Sewer  
Planning Area: Friendship Heights  
New England Development, Applicant

Pursuant to section 50-35A, the following minor subdivision plat is recommended for approval subject to the appropriate conditions of approval of the preliminary plans and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

2-04085 Wolf's Cow, Lot 1, Block A  
RDT Zone, 1 Lot  
Private Well, Private Septic  
Planning Area: Agricultural and Open Space  
Balogh Warren, Applicant

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**7. Site Plan Review No. 8-97007A+ 8-94031C, Kingsview Village – Sect. 8**

R-200/TDR-6 zone; 10.44 acres; 195 multi-family units, including 64 MPDUs and 53 TDRs; south quadrant of the intersection of Darnestown-Germantown Road and Leaman Farm Road; Germantown & Vicinity, PA-19

APPLICANT: Pleasants Investment Partnership

ENGINEER: Charles P. Johnson & Associates, Inc.

**Staff Recommendation:** *Approval with conditions.*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**GENERAL MEETING (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)**

- A. Administrative Items
- B. Amendment of Park Foundation By-Laws – *Approval.*
- C. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508(a) (7) (consult with counsel to obtain legal advice (Subject: Rickman Horse Farm Park - TDRs)*
- D. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508(a) (7) (consult with counsel to obtain legal advice) (Subject: State Legislation)*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**



8. **Site Plan Review No. 8-03034 including Final Water Quality Plan - Summerfield Crossing**

R-200 zone; 145 one-family detached dwelling units, 110 townhouses, including 32 MPDUs; on Old Baltimore Road, approximately 3,000 feet west of Frederick Road; Clarksburg & Vicinity, PA-13

APPLICANT: Pulte Home Corporation

ENGINEER: Rodgers Consulting Inc.

**Staff Recommendation:** Approval with conditions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

9. **Forest Conservation Plan for Mandatory Referral No. 03502-F&RS-1 - Wheaton Volunteer Rescue Squad**

located on Arcola Avenue and Georgia Avenue, R90 Zone, and RT-15 Zone, Kensington, Wheaton

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**10. Mandatory Referral No. 03502-F&RS-1 - Wheaton Volunteer Rescue Squad**

located on Arcola Avenue and Georgia Avenue, R90 Zone, and RT-15 Zone, Kensington, Wheaton

**Staff Recommendation:** Approval with comments.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**11. Priorities for Consolidated Transportation Program, Maryland Department of Transportation, FY 2004-2009**

**Staff Recommendation:** Transmit comments to the T&E Committee.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**12. Briefing on City of Rockville Adequate Public Facilities Test**

(No Public testimony will be taken at this time)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**13. Hoyles Mill Conservation Park Management Plan**

**Staff Recommendation:** Approve Trail Plan.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**14. Proposed Policy and Guidelines on Donations and Public-Private Partnerships**

**Staff Recommendation:** Discussion. (Public comment will be taken)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**15. Upper Rock Creek Area Master Plan - Presentation and Public Comment on Pulte Homes' Proposal for an Active Adult Community on the Freeman Property in the Upper Rock Creek Master Plan Area.**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**