

Agenda for Montgomery County Planning Board Meeting
Thursday, June 10, 2004, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Commissioners' Reports Directors' Reports	
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BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Montgomery College presents “Command Spanish” Certificates** to 20 Commission employees who have completed the 10-week Spanish language and culture course as part of the community outreach to welcome and include the County’s increasingly diverse population.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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2. **Information Item: Presentation by Thomas Schueler, Director of Watershed Research and Practice, Center for Watershed Protection**

The effectiveness and reliability of stormwater best management practices (BMPs) and imperviousness limits in managing and compensating for the effects of imperviousness.

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Mandatory Referral No. 04501-MCPS-1: Magruder High School Stadium Monopole**

5939 Muncaster Mill Road, Derwood, RE-1 Zone, Upper Rock Creek Area Master Plan

Staff Recommendation: Approval with comments.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Mandatory Referral No. 99306-MCPS-1: Modifications to Sparks Matsunaga Elementary School**

Intersection of Richter Farm Road and Falconcrest Drive, R200/TDR Zone, Germantown

Staff Recommendation: Approval to transmit comments to MCPS.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Forest Conservation Plan for Mandatory Referral No. 04801-DPWT-1 – Brookeville Service Park Part I

Addition of access drive to existing Brookeville Service Park, Brookeville Road and Lyttonsville Place, I-1, Silver Spring & Vicinity, PA-36

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Mandatory Referral No. 04801-DPWT-1: Brookeville Service Park Part I

(Deferred from Planning Board Meeting May 27, 2004) – Addition of access drive to existing Brookeville Service Park, Brookeville Road and Lyttonsville Place, I-1, Silver Spring & Vicinity, PA-36 –

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Forest Conservation Plan for Mandatory Referral No. 04302-MCPS-1: Clarksburg Area High School**

MD 355 and Wims Road, Clarksburg Master Plan and Hyattstown Special Study Area

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Final Water Quality Plan for Mandatory Referral No. 04302-MCPS-1: Clarksburg Area High School**

MD 355 and Wims Road, Clarksburg Master Plan and Hyattstown Special Study Area

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Mandatory Referral No. 04302-MCPS-1: Clarksburg Area High School**

MD 355 and Wims Road, Clarksburg Master Plan and Hyattstown Special Study Area

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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

A. Administrative Items

B. *Closed Session Pursuant to Maryland State Government Code Annotated Section (10-508)(a)(7) (consult with counsel to obtain legal advice) (Subject: Park Housing Opportunity – Fannie Mae briefing)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Reconsideration Requests

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. **Board of Appeals Petition Nos. S-2527, S-2528, and S-2529**

(Twin Ponds wholesale nursery, landscape contractor, and manufacture of mulch operation, located at 15315 Mt. Nebo Road, Poolesville): Remand to Planning Board by the Hearing Examiner for further consideration and comment

Staff Recommendation: Recommend approval, transmit comments to Hearing Examiner for July 20, 2004, Oral Argument.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. **Preliminary Plan No. 1-04046 (with Site Plan No. 8-04018) – Potomac’s Edge**

R-200/TDR-3 Zone; 13.13 acres; thirty-four (34) lots requested; thirty-four (34) one-family detached dwelling units

Community water and community Sewer

Located on the south side of Travilah Road at the intersection of Lake Winds Way

Policy Area: Travilah, PA 25

Applicant: Maryland Development Company, LLC

Engineer: APEX Engineering

Staff Recommendation: Approval of the Preliminary Plan, and approval of a waiver of the minimum 2/3 TDR requirement, subject to conditions:

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. **Site Plan Review No. 8-04018, Potomac's Edge**

R-200/TDR-3 zones; 13.13 acres; 34 single-family detached units; on Travilah Road and Lake Winds Way; Travilah & Vicinity, PA-25

APPLICANT: Maryland Development Company, LLC

ENGINEER: APEX Engineering

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

14. Preliminary Plan No. 1-04067 – Orr Station

C-2 Zone; 0.15 acres; one (1) lot requested; service station, existing

Community water and community sewer

Located on the southeast quadrant of the intersection of Howard Avenue and Armory Avenue

Policy Area: Kensington & Wheaton, PA-31

Applicant: Robert Orr

Engineer: CAS Engineering

Staff Recommendation: Approval, subject to the following conditions:

- 1) Record plat to reflect dedication of all road rights-of-way, by the applicant, as shown on the approved preliminary plan
- 2) Compliance with the conditions of approval of the MCDPS stormwater management approval
- 3) Prior to issuance of building permits, applicant to submit an engineered sediment and erosion control plan to MCDPS for review and approval
- 4) 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
- 5) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

15. Preliminary Plan No. 1-04071 – West Virginia Avenue

CBD-1 Zone; 0.1446 acres; one (1) lot requested; four (4) single-family residential dwelling units; 2,994 square feet of retail

Community water and community sewer

Located on West Virginia Avenue, approximately 200 feet east of Wisconsin Avenue (MD 355)

Policy Area: Bethesda Chevy Chase, PA-35

Applicant: Bloom Investments, LLC

Engineer: Burgess and Niple, Inc.

Staff Recommendation: Approval, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to four (4) residential units and 2,994 square feet of retail use
- 2) Record plat to reflect common ingress/egress and utility easements over all shared driveways
- 3) Compliance with the conditions of the MCDPS stormwater management approval
- 4) Prior to issuance of building permits, applicant to submit an engineered sediment and erosion control plan to MCDPS for review and approval
- 5) Compliance with conditions of MCDPWT approval
- 6) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- 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) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

16. **Record Plats**

Staff Recommendation: The following record plat is recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

2-04273 Clarksburg Village
Southeast corner of Stringtown Road and Piedmont Road
R-200/TDR-3 Zone, 2 lots, 1 parcel
Community water, community sewer
Planning Area: Clarksburg & Vicinity
Elm Street Development, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

17. **Recommendation by State Highway Administration on Alternates Retained for Detailed Study**

Capital Beltway Project No. AW518B11

Staff Recommendation: Transmit recommendations to County Council. (Public testimony will be limited to 1 hour)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: