

Agenda for Montgomery County Planning Board Meeting
Thursday, December 23, 2004, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: June 10, 2004 Commissioners' Reports Directors' Reports Reconsideration Requests Adoption of Opinions	
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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) (consider acquisition of real property for a public purpose)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Consent Item:** Reservation of Land for Public Use: 5.2827 acres for Mid-county Highway Extension

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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2. **Evans Parkway Neighborhood Park Addition - Authorization to acquire 2.25 acres, more or less, unimproved, from Hellenic Center, Inc.,** located east of Georgia Avenue, north of Evans Parkway, Silver Spring, MD

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Damascus Master Plan – Worksession 1: Housing Policy, Sewer Policy, Schools, Community Facilities, Parks and Trails, and Legacy Open Space**

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Preliminary Plan Review No. 1-01030A Clarksburg Village (w/site plan)

R-200/TDR-4, R-200/TDR-3, R-200, RD-4 Zone; 689.5 acres; 2,563 lots previously approved, 64 additional lots requested; 2,563 residential dwelling units previously approved, 64 one-family attached units, including 16 MPDUs requested

Community water and community sewer

Located at the southwest quadrant of the intersection of Stringtown Road and Peidmont Road

Applicant: Elm Street Development
Engineer: Charles P. Johnson & Associates, Inc.

Planning Area: Clarksburg

Staff recommendation: Approval, subject to conditions:

******* See Staff Memorandum for Discussion and Conditions*******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Final Water Quality Plan and Site Plan Review No. 8-03002A, Clarksburg Village Phase I (Amended)**

R-200/TDR-3 zones; 363.87 acres; 481 one-family detached dwelling units, 408 townhouses, 48 multi-family dwelling units including 108 MPDUs and 137 TDRs; on southwest quadrant, of the intersection of Stringtown Road and Piedmont Road; Clarksburg

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

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Preliminary Plan Review No. 1-02022 Casey Property at Mill Creek (*Continuation from 12/16/04*)**

R-90 Zone; (MPDU Option); 65.59 acres; 184 lots requested; 92 one-family detached dwelling units including 23 MPDUs

Community water and community sewer

Located at the southern terminus of Amity Lane, south of Ridge Road

Applicant: Oxbridge Development

Engineer: Dewberry

Attorney: Linowes and Blocher

Planning Area: Shady Grove Sector Plan

Staff recommendation: Approval, subject to conditions:

******* Please refer to previous Staff Report dated December 10, 2004*******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Final Water Quality Plan and Site Plan Review No. 8-05009, Woodcrest**

R-200/RDT zones; 47.0 acres; 52 one-family detached dwelling units, 34 townhouses, including 11 MPDUs; on Frederick Road (MD 355), approximately 1,500 feet north of Clarksburg Road; Clarksburg

APPLICANT: Miller & Smith @ Woodcrest, LLC
ENGINEER: Gutschick, Little & Weber, P.A.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Preliminary Plan Review No. 1-90017E Kingsview Village (Extension)**

R-200/TDR Zone; 224 acres; 924 lots previously approved; 924 residential dwelling units

Community water and community sewer

Located at the southwest quadrant of the intersection of Leaman Farm Road and Germantown Road (MD 118)

Applicant: Pleasants Investments, Ltd.

Engineer: Dufour & Orens, Chtd.

Planning Area: Germantown

Staff recommendation: Grant extension

*******See staff report for discussion*******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Site Plan Review No. 8-97007A & 8-94031C, Kingsview Village – Section 8

R-200/TDR-6 zones; 10.44 acres; 195 multi-family dwelling units, including 64 MPDUs and 53 TDRs; Southwest quadrant of the intersection of Germantown Road (MD 118) and Leaman Farm Road

APPLICANT: Pleasants Investment Partnership
ENGINEER: Charles P. Johnson & Associates, Inc.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Preliminary Plan Review No. 1-05035 Chevy Chase Section 8**

R-60 Zone; 0.56 acres; Two (2) lots requested; Two (2) one-family detached dwelling units

Community water and community sewer

Located on the north side of Leland Street, approximately 83 feet east of Oakridge Avenue

Applicant: Keating and Company

Engineer: CAS Engineer

Planning Area: Bethesda - Chevy Chase

Staff Recommendation: Approval, subject to conditions:

***** See Staff Memorandum for Discussion and Conditions *****

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Preliminary Plan Review No. 1-04093 Seitz Property

RC Zone; 48.81 acres; Nine (9) lots requested; Nine (9) one-family detached dwelling units

Private well and septic

Located on the southwest side of New Hampshire Avenue (MD 650), approximately 1,200 feet south of Denit Estates Drive

Applicant: Kings Square LLC

Engineer: Gutschick, Little and Weber, P.A.

Planning Area: Olney

Staff recommendation: Approval, subject to conditions:

******* See Staff Memorandum for Discussion and Conditions *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. **Preliminary Water Quality Plan and Preliminary Review Plan No. 1-04103 Travilah Quarry**

I-2 Zone; 4.5 acres; One (1) lot requested and One (1) outlot; 40,000 square feet commercial office use

Community water and community sewer

Located at the southeast quadrant of the intersection of Travilah Road and Cavanaugh Drive

Applicant: Aggregate Industries

Engineer: Rodgers Consulting, Inc.

Planning Area: Potomac

Staff recommendation: Approval, subject to conditions:

******* See Staff Memorandum for Discussion and Conditions *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. Preliminary Plan Review No. 1-04056 Atwood Road Property (Resubdivision)

R-200 Zone (Cluster); 6.0 acres; Eleven (11) lots requested; Eleven (11) one-family detached dwelling units (1 existing to be removed)

Community water and community sewer

Located in the northeast corner of the intersection of Atwood Road and Alderton Road

Applicant: Elm Street Development

Engineer: Charles P. Johnson & Associates, Inc.

Planning Area: Kensington-Wheaton

Staff recommendation: Approval, subject to conditions:

******* See Staff Memorandum for Discussion and Conditions *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

14. Record Plats

Staff Recommendation: The following record plats are 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.

- 2-05108 Goodwill
End of Acacia Avenue, west side of MD Rte. 355
R-60 Zone, 3 Lots
Community Water, Community Sewer
Planning Area: Bethesda- Chevy Chase
Elm Street Development, Applicant
- 2-05109 Falconhurst
Southeast side of Newbridge Drive, across Bentcross Drive
RE-2 Zone, 4 Lots
Community Water, Community Sewer
Planning Area: Potomac Subregion
NCI, Applicant

Staff Recommendation: Pursuant to section 50-35A, the following minor subdivision plats are recommended for approval subject to any applicable conditions of previous preliminary plans approvals and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

- 2-05100 Rock Creek Palisades
South of Wexford Drive, approximately 250' west of Connecticut Avenue
R-90 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Kensington-Wheaton
Joan M. Bull, Applicant
- 2-05111 Imirie's Subdivision
Southwest corner of East West Highway and Montgomery Avenue
C-O Zone, 2 Lots
Community Water, Community Sewer
Planning Area: Potomac Subregion
East-West Towers L.L.C, Applicant

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