

Agenda for Montgomery County Planning Board Meeting
Thursday, October 30, 2003, 1:00 P.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes June 19, 2003 Commissioners' Reports Directors' Reports Reconsideration Requests	
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1. **Mandatory Referral No. 03812-DPWT-1: Greencastle Road**
from south of Robey Road to Greencastle Ridge Terrace

Staff Recommendation: Approval with comments.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. FY05-FY10 Park CIP Worksession

(No public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Local Map Amendment G-813:

Artery/Ryland Fairland LLC and the M-NCPPC - Reclassification of 297.95 acres from the R-200 and RE-2 zones to the PD-2 zone for 295 single-family detached residences, 96 townhouses, and recreational facilities; north and east of Greencastle Road, south of MD 198, west of Old Gunpowder Road, and abutting Prince George's County; Fairland Master Plan

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Local Map Amendment G-814:

Artery/Ryland Fairland LLC and the M-NCPPC -Reclassification of 18 acres from the R-200 Zone to the PD-2 Zone for 5 single-family detached residences north and east of Greencastle Road, south of MD 198, west of Old Gunpowder Road, and abutting Prince George's County; Fairland Master Plan

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Preliminary Plan Review No. 1-03053 – Silver Crest

RC Zone; four (4) lots (three (3) one family dwelling units, one (1) existing); 21.84 acres

Private wells and private septic

Located on the east side of Hawkins Creamery Road, approximately 260 feet southeast of Silver Crest Drive

Policy Area: Rural (Damascus)

Applicant: Ron Carey

Engineer: Macris, Hendricks and Glascock

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) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Damascus Master Plan unless otherwise designated on the preliminary plan
- (3) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Damascus 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
- (4) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation
- (5) Prior to recordation of plat(s) applicant to record a covenant with Montgomery County for pro-rata participation with Parcel 970 for full cul-de-sac construction of Seneca View Court at such a time as determined by MCDPWT
- (6) Record plat to reflect Parcels "A" and "B" (as shown on the preliminary plan) as Outlots for future conveyance to Parcel 970 to establish frontage only for future lots on Parcel 970 (no vehicular access) to Hawkins Creamery Road. Outlots to be incorporated into lots at such time when Parcel 970 develops
- (7) Record plat to provide for dedication of 60 feet of right-of-way (30 ft from centerline) for Hawkins Creamery Road
- (8) Record plat to delineate the historic setting associated with the existing historic structure and outbuildings on-site
- (9) Prior to issuance of building permits, applicant to submit an engineered sediment and erosion control plan to MCDPS for review and approval
- (10) Record plat to reflect common ingress/egress and utility easements over all shared driveways
- (11) Compliance with the conditions of approval of the MCDPS stormwater management approval

Preliminary Plan Review No. 1-03053 – Silver Crest (continued)

- (12) Compliance with conditions of MCDPS (Health Dept.) septic approval dated August 4, 2003
- (13) Compliance with conditions of MCDPWT letter dated, October 22, 2003 unless otherwise amended
- (14) 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
- (15) 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
- (16) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Pre-Preliminary Plan Review No. 7-04008 – Chevy Chase – Sec. 5C (Resubdivision)**

R-60 zone; two (2) lots (two [2] one-family dwelling units, one [1 existing]); 14,004 square feet

Community Water and Community Sewer

Located on the south side of Jones Bridge Road, approximately 90 feet east and north of Brierly Court

Policy Area: Bethesda/Chevy Chase

Applicant: Bogdan Builders

Engineer: CAS Engineers

Staff Recommendation: No objection to the submission of Preliminary Plan Application, 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:

7. Pre-Preliminary Plan Review No. 7-04007 – Riding Stable Estate

RE-1 zone; two (2) lots (two [2] one-family dwelling units); 2.93 acres

Community water and community sewer

Located on the east side of Riding Stable Road, approximately 120 feet south of Jerald Road

Policy Area: Rural (Patuxent)

Applicant: Heritage Builders Development Corp.

Engineer: AB Consultants, Inc.

Staff Recommendation: No objection to the submission of a preliminary plan

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Record Plats

The following record 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.

- 2-04070 Glen Echo Heights, Lot 62, Block 7
R-90 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda Chevy Chase
Mark & Karren Leas, Applicant
- 2-04072 Willerburn Acres, Lot 51, Block C
R-90 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Potomac Subregion
Friends of Lubavitch, Applicant
- 2-04073 Cedar Heights, Lots 2-5, Block C
RC Zone, 4 Lots
Private Well, Private Septic
Planning Area: Clarksburg
Kings Valley, LLC, Applicant
- 2-04074 Harlow Subdivision, Lots 49-50
RC Zone, 2 Lots
Private Well, Private Septic
Planning Area: Darnestown
Charlie Hsu and Chun Lim Lau, Applicant

Staff Recommendation:

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.

- 2-04071 National Chatauqua, Lot 17, Block 19
R-60 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda Chevy Chase
Christopher Day, Applicant

BOARD ACTION**Motion:**

Record Plats (continued)

Vote:

Yea:

Nay:

Other:

Action: