

Agenda for Montgomery County Planning Board Meeting
Thursday, March 31, 2005, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: September 30, 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. Cost increase for Ovid Hazen Wells Recreation Park, PDF 838873
- C. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (Subject: Rules of Procedures)*
- D. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (consult with counsel to obtain legal advice) (Subject: Rules of Procedures)*
- E. *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. Watts Branch Stream Valley Park, Unit 2

Authorization to acquire 8.3 acres, more or less, unimproved, from David L. Cahoon, located west of Glen Road, opposite its intersection with South Glen Road, Potomac, Maryland as a Legacy Open Space Natural Resource Protection Area

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

- 2. **Development Plan Amendment (DPA) 04-2:** Montgomery County Council Remand Order to the Planning Board to reopen the record in order to permit the applicant to amend its schematic development plan and covenants to include binding commitments relative to parking areas and to seek the Planning Board’s recommendation on the application (Montgomery Auto Sales Park); Parcels 970/973 Briggs Chaney Road, Fairland Master Plan.

Staff Recommendation: Transmit recommendation of approval to the Hearing Examiner

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Economic Forces That Shape Montgomery County: 2005 Annual Update**

Staff Recommendation: Approval to transmittal of report to the County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Staff Draft Rachel Carson Greenway Trail Plan - No public testimony will be taken**

Staff Recommendation: Approve for a Public Hearing

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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5. **Local Map Amendment No. G-809:** Centex Homes, Inc., applicant: Reclassification of approximately 5.23 acres of land from the R-90 zone to the RT-8 zone for 31 townhouses; located at 10401 and 10524 Seven Locks Road, Potomac Subregion Master Plan

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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6. **Site Plan Review No. 8-05020, Portico,** CBD-R2 zone; 0.65 acres; 151 multi-family dwelling units including 23 MPDUs; on Fidler Lane, approximately 100 feet southwest of Ramsey Avenue; Silver Spring CBD

APPLICANT: 1203 Fidler Lane, LLC (Co-Applicant)

ENGINEER: Landmark Engineering, Inc.

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Preliminary Plan No. 1-05058 Ashton Manor (Resubdivision)**

R-200 Zone; 1.8 acres; 3 lots requested; 3 one-family detached dwelling units

Community water and community sewer

Located on the southwest side of New Hampshire Avenue (MD 650), approximately 620 feet southeast of intersection with Crystal Drive

Applicant: Joseph Gilbert

Engineer: Surveys, Inc.

Planning Area: Sandy Spring-Ashton

Staff recommendation: Approval, subject to conditions

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Preliminary Plan No. 1-04100 Hill Property

RE-2 Zone; 26.52 acres; 9 lots requested; 9 one-family detached dwelling units

Community water and private septic

Applicant: MTE Land, LLC

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

Attorney: Ward & Klein Chartered

Planning Area: Cloverly

Staff recommendation: Approval, subject to conditions:

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Preliminary Plan No. 1-04110 and Preliminary Water Quality Plan for The Reserve at Fair Hill**

RNC Zone; 334 acres; 133 lots requested; 133 dwelling units, including 20 MPDUs- 113 one-family dwelling units and 20 semi-detached (duplexes) units

Community water and community sewer

Located on both sides of Wickham Road immediately south of Olney-Laytonsville Road (MD 108)

Applicant: Rodgers Consulting and Pulte Home
Engineer: Rodgers Consulting
Attorney: Linowes and Blocher

Planning Area: Upper Rock Creek

Staff recommendation: Approval, subject to conditions

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Preliminary Plan No. 1-05003 Linthicum West Property**

RE-1/TDR Zone; 165.25 acres; 253 lots requested; 253 one-family detached dwelling units, including 28 MPDUs

Community water and community sewer

Located in the southwest quadrant of the intersection of Clarksburg Road (MD 121) and West Old Baltimore Road

Applicant: The Linthicum Family

Engineer: Rogers and Associates

Attorney: Miller, Miller and Canby
Pasternak and Fidis

Planning Area: Clarksburg

Staff recommendation: Approval, subject to conditions

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Preliminary Plan No. 1-05026 The Towns of Boland Farms

R-200/TDR Zone; 4 acres; 26 lots requested; 26 one-family attached dwelling units, 1 existing to be removed

Community water and community sewer

Located on the west side of Frederick Road (MD 355), approximately 200 feet northwest of Darnestown-Germantown Road (MD 118)

Applicant: GBI Corporation
Engineer: Macris, Hendricks and Glascock
Attorney: Miller, Miller and Canby

Planning Area: Germantown

Staff recommendation: Approval of 24 units, subject to conditions:

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Preliminary Plan No. 1-03062 Village of Potomac

R-200 Zone; 2.3 acres; 4 lots requested; 4 one-family detached dwelling units, 1 existing to remain

Community water and community sewer

Located in the southwest quadrant of the intersection of River Road (MD 190) and Hall Road

Applicant: 9900 River Road LLC

Engineer: Apex Engineering

Attorney: Linowes and Blocher

Planning Area: Potomac

Staff recommendation: Approval, subject to conditions

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. Record Plats

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.

- 2-05148 Montgomery White Oak
to
2-05154 End of Stewart Lane, approximately 300 feet east of Lockwood Drive
R-90 Zone, 106 Lots, 10 Parcels
Community Water, Community Sewer
Planning Area: Colesville/White Oak
White Oak Investments, L.L.C., Applicant
- 2-05155 Moxley Estates
End of Bellison Road, east side of Ridge Road (MD 27)
RDT Zone, 1 Lot
Private Well, Private Septic
Planning Area: Bennett & Little Bennett
Steven R. Durieu, Applicant
- 2-05158 Chevy Chase
In the north east corner of Oakridge Avenue and Curtis Road
R-60 Zone, 3 Lots
Community Water, Community Sewer
Planning Area: Bethesda/Chevy Chase
Long and Foster Realtors, 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.

- 2-05156 Hoyles Mill Village
West side of Schaeffer Road, approximately 1400 feet south of Clopper Road
(MD 117)
R-200 Zone, 4 Lots
Community Water, Community Sewer
Planning Area: Germantown
Richmond American Homes of Maryland, Applicant
- 2-05157 Aspen Hill View
East side of Georgia Avenue (MD 97), approximately 500 feet north of
intersection of Connecticut (MD 185) and Georgia Avenue (MD 97)
R-20 Zone, 2 Lots
Community Water, Community Sewer
Planning Area: Aspen Hill
United Dominion Realty Trust, Applicant

Record Plats - continued

2-05159 Fremont Acres
West side of Clarksburg Road (MD 121), approximately 1200 feet south of
Woodview Drive
RDT Zone, 2 Lots
Private Well, Private Septic
Planning Area: Bennett & Little Bennett
Donald Leishear, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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14. **Pursuant to Remand Order of the Circuit Court for Montgomery County in Civil No. 245340-V, Continued Planning Board Public Hearing on Addition of the Falkland Apartments to the Locational Atlas and Index of Historic Sites**

Staff Recommendation: Approve addition to Locational Atlas

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: