



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED  
MINUTES**

The Montgomery County Planning Board met in regular session on Thursday, January 24, 2013, at 9:16 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 8:05 p.m.

Present were Chair Françoise M. Carrier and Commissioners Casey Anderson and Norman Dreyfuss. Commissioner Amy Presley joined the meeting at 9:18 a.m., prior to discussion of Item 2. Vice Chair Marye Wells-Harley was necessarily absent.

Items 1 through 4 are reported on the attached agenda. Item 5 was postponed.

The Board recessed at 12:30 p.m. for lunch and reconvened in the auditorium at 2:40 p.m.

Items 6, 7, and 8 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 5:15 p.m. The next regular meeting of the Planning Board will be held Thursday, January 31, 2013, in the Montgomery Regional Office in Silver Spring, Maryland.

Ellyn Dye  
Technical Writer

M. Clara Moise  
Technical Writer

**Montgomery County Planning Board Meeting**  
**Thursday, January 24, 2012**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: There were no Resolutions submitted for adoption.**

**\*B. Record Plats**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: There were no Record Plats submitted for approval.**

**\*C. Other Consent Items**

1. 7900 Wisconsin Avenue Extension Request - **REMOVED**

2. **Extension Request for Project Plan No. ~~9202120040~~ 920120040 Crystal Rock:** located north of Father Hurley Boulevard between Century Boulevard and Crystal Rock Drive, Germantown Employment Area Sector Plan.

**BOARD ACTION**

**Motion:                   ANDERSON/DREYFUSS**

**Vote:**

**Yea:                   3-0**

**Nay:**

**Other:               PRESLEY, WELLS-HARLEY ABSENT**

**Action:            Approved the extension request, as stated above.**

**\*D. Approval of Minutes**

Minutes of December 10, 2012 and December 14, 2012

**BOARD ACTION**

**Motion:                   DREYFUSS/ANDERSON**

**Vote:**

**Yea:                   3-0**

**Nay:**

**Other:               PRESLEY, WELLS-HARLEY ABSENT**

**Action:            Approved the minutes of December 10, 2012, and December 14, 2012, as presented.**

**\*2. Preliminary Plan No. 120110330 – Tschand Property**

One lot requested for a one-family detached unit; R-200 zone; 0.99 acres; located at 17601 Burdette Lane. Functional Master Plan for the Preservation of Agriculture and Rural Open Space

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

**Motion:**                   **DREYFUSS/PRESLEY**

**Vote:**

**Yea:**                   **4-0**

**Nay:**

**Other:**               **WELLS-HARLEY ABSENT**

**Action:**           **Approved the staff recommendation to approve, subject to revised conditions, and adopted the attached Board Resolution, which was revised in discussion.**

Planning Department staff presented the plan to combine two parcels to create one lot for the existing single-family dwelling unit, as detailed in the staff report. Staff noted that the proposed 60-foot right-of-way is narrower than recommended in the master plan for Burdette Lane, which is a designated Rustic Road. This is the last privately owned property on Burdette Lane to be subdivided, and the other properties have dedicated 60 feet of right-of-way, therefore the 70-foot right-of-way recommended in the master plan is unlikely to be achieved, and the proposed dedication will mirror the dedication of adjacent properties. Staff noted that a 5-foot-wide Public Improvements Easement across the frontage of the property will provide, in conjunction with the 60-foot right-of-way, the same level of protection and public maintenance opportunities as would the recommended 70-foot right-of-way.

Mr. Mike Rizavi, the applicant’s engineer, offered comments.

In discussion, the Board requested additional language in the Resolution to clarify the right-of-way issue, and the Resolution was revised prior to adoption.

**\*3. Mallory Square**

**\*A. Preliminary Plan 120120180, Mallory Square;** Request to record two lots for up to 800,000 square feet of density with 796,500 square feet of residential uses and up to 3,500 square feet of non-residential uses on 12.81 gross acres in the CR1.5 C1.5 R1.5 H100 zone; located on Research Boulevard 400 feet west of Shady Grove Road within the Great Seneca Science Corridor Master Plan area.

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**\*B. Site Plan 820120130, Mallory Square;** Request for 800,000 square feet of density with 682 units in two buildings and 3,500 square feet of non-residential uses, the removal of the neighborhood services public benefit and the addition of the public art public benefit, and a parking waiver request for 44 additional parking spaces, zoned CR1.5 C1.5 R1.5 H100; located on Research Boulevard, 400 feet west of Shady Grove Road, within the Great Seneca Science Corridor Master Plan area.

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

**Motion:**                   **A. PRESLEY/ANDERSON**  
                                  **B. PRESLEY/ANDERSON**  
                                  **C. PRESLEY/ANDERSON**

**Vote:**  
      **Yea:**               **A.-C. 4-0**

**Nay:**

**Other:**               **WELLS-HARLEY ABSENT**

**Action:**       **A. Approved the staff recommendation to approve the preliminary plan, subject to conditions, as detailed in the attached Board Resolution.**  
                          **B. Approved the staff recommendation to approve the site plan, subject to conditions, as detailed in the attached Board Resolution.**  
                          **C. Adopted the revised Board Resolutions, attached.**

Planning Department staff presented the proposal to create two lots and one outlot for development of two buildings with up to 800,000 square feet of density, with 796,500 square feet of residential uses for 682 dwelling units, and up to 3,500 square feet of non-residential uses, with structured parking and public use space, as detailed in the staff report. Staff reviewed the changes from the approved sketch plan, including changes to the points of access, the removal of the neighborhood services public benefit, the addition of a public art public benefit, and a waiver of the parking requirements to allow an additional 44 parking spaces. Staff also made several corrections to the staff report.

There followed extensive Board discussion of an issue related to the proposed 64-foot right-of-way for master planned road B-10; the use of the outlot; the changes to the approved

**\*3. Mallory Square**

**CONTINUED**

sketch plan, particularly the change in public benefits; a new proposed bike-sharing station; and the public benefits offerings and points assigned.

Mr. Scott Wallace, attorney representing the applicant, and other members of the applicant team, including Mr. Daniel Dove of Studio 39 and Mr. Mark Drake of the KTG Y Group, elaborated on various elements of the project, responded to questions from the Board, and provided additional information as needed.

In discussion, the Board requested revisions to the draft Resolutions and approved the revised Resolutions separately, during the afternoon session.

**4. Local Area Transportation Review and Transportation Policy Area Review Guidelines**

Review Proposed Revisions to Guidelines to reflect changes made by County Council in the Subdivision Staging Policy

*Staff Recommendation: Approval of Revised Guidelines*

**BOARD ACTION**

**Motion:**                    **ANDERSON/PRESLEY**

**Vote:**

**Yea:**                    **4-0**

**Nay:**

**Other:**                    **WELLS-HARLEY ABSENT**

**Action:**            **Approved the staff recommendation to adopt the revised Local Area Transportation Review and Transportation Policy Area Review Guidelines with the changes identified and further edits for clarification.**

Planning Department staff presented revisions to the Local Area Transportation Review and Transportation Policy Area Review Guidelines, as detailed in the staff report. Staff noted that the impetus for revising the Guidelines was the adoption of the 2012-2016 Subdivision Staging Policy, which replaced Policy Area Mobility Review (PAMR) with Transportation Policy Area Review (TPAR) and also revised Local Area Transportation Review (LATR) to apply Highway Capacity Manual (HCM) methodology in analyzing intersection congestion.

There followed considerable discussion of various issues, including the distributed new Figure 1, related to the transportation review process, and Appendix 6, the list of Unbuilt Master Plan Projects, with the Board offering guidance for changes.

**5. Sectional Map Amendment: Burtonsville Crossroads Neighborhood Plan - POSTPONED**

Implements the recommendations of the Approved and Adopted Burtonsville Crossroads Neighborhood Plan

*Staff Recommendation: Approve and Transmit Comments to the County Council  
(Action Required for County Council Public Hearing of 02/26/13)*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: This Item was postponed.**

**8. Memorandum of Understanding between Montgomery County and M-NCPPC to relocate and develop the Montgomery Regional Headquarters Offices of the M-NCPPC**

*Staff Recommendation: Approval of MOU, subject to completion of Exhibit C, Project Schedule*

**BOARD ACTION**

**Motion: PRESLEY/ANDERSON**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: WELLS-HARLEY ABSENT**

**Action: Approved staff recommendation to approve the Memorandum of Understanding (MOU) between Montgomery County and M-NCPPC to relocate and develop the Montgomery Regional Headquarters Offices, subject to completion of Exhibit C, the Project Schedule.**

Parks Department staff discussed the proposed MOU between the County and M-NCPPC to relocate the M-NCPPC headquarters in Wheaton. Staff noted that the MOU stipulates that the Planning Board will review the proposed project as a Mandatory Referral at the appropriate time. The County is the executor of the project, and the building will house the Planning Department, the Parks Department, an additional government office, and possibly another addition at the County’s request, as well as a town square. There will be a land exchange between the County and M-NCPPC, i.e., the Commission will be the owner of the new building in fee simple, and will give the existing MRO building to the County.

There followed a brief Board discussion with questions to staff.

**6. Streamlining County Processes - REVISED**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** Received briefing from Planning Department staff, followed by discussion and questions to staff.

In keeping with the January 16 technical staff report, Planning Department staff offered a multi-media presentation of the proposed streamlining of the County's processes related to development applications. Staff noted that the overall goal is to reduce the processing time, and staff has identified several areas of improvements that will help, such as increasing staffing, updating environmental guidelines, and publishing all processed applications.

Ms. Dianne Schwartz-Jones, Director of the Department of Permitting Services (DPS), offered comments and answered questions from the Board.

There followed a brief Board discussion with questions to staff and Ms. Schwartz-Jones.

## **7. Roundtable Discussion**

A. Planning Director's Report

B. Clarksburg Master Plan Ten Mile Creek

## **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** **A. Planning Director's Report** – Acting Planning Department Director Rose Krasnow briefed the Board on the following: i) Long Branch Sector Plan – the community has voiced concerns about the loss of affordable housing; ii) Conference on Farming at Metro's Edge – 240 attendants, presentation well received, and participants were served locally grown produce; iii) Maryland Sustainable Growth Commission award to the Commission for the White Flint project; iii) the Semi-Annual Report to be presented to the County Council in April; and iv) Small improvements to MRO Building.

**B. Clarksburg Master Plan/Ten Mile Creek** – Planning Department staff discussed the on-going process of gathering environmental data for the Ten Mile Creek Watershed and noted that no development applications are being accepted for Stage 4 area.

There followed a brief Board discussion with questions to staff.