



**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, February 12, 2015, at 9:02 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 3:32 p.m.

Present were Chair Casey Anderson, Vice Chair Marye Wells-Harley, and Commissioners Norman Dreyfuss, Amy Presley, and Natali Fani-González.

Items 1 through 4 and Item 6 are reported on the attached agenda.

The Board convened in Closed Session at 11:35 a.m. to take up Items 13 and 15, Closed Session Items.

In compliance with State Government Article §3-305 (b), Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 11:35 a.m. in the 3<sup>rd</sup> floor conference room on motion of Commissioner Presley, seconded by Vice Chair Wells-Harley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Presley, and Fani-González voting in favor of the motion. The meeting was closed under authority of Annotated Code of Maryland, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

Also present for the Closed Session were Director Gwen Wright and Deputy Director Rose Krasnow of the Planning Department; Director Michael Riley, Joshua Kaye, William Gries, Dominic Quattrocchi, Brooke Farquhar, and Mitra Pedoeem of the Parks Department; Associate General Counsel Megan Chung of the Legal Department; and James Parsons of the Commissioners' Office.

In Closed Session the Board received briefing from Parks Department staff regarding the possible acquisition of the soon-to-be vacant Silver Spring Library site, and the proposed acquisition of parkland to be added to the Patuxent River Watershed Conservation Park.

The Closed Session meeting was adjourned at 12:02 p.m.

The Board reconvened in the auditorium at 1:40 p.m.

MCPB, 2-12-15, APPROVED

Item 14 and Items 7 through 12 are reported on the attached agenda.

Item 10 was removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 3:32 p.m. The next regular meeting of the Planning Board will be held on Thursday, February 19, 2015, in the Montgomery Regional Office in Silver Spring, Maryland.

James J. Parsons  
Technical Writer

M. Clara Moise  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting**  
**Thursday, February 12, 2015**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Chestnut Ridge 120120250 – MCPB No. 15-13

**BOARD ACTION**

**Motion: PRESLEY/DREYFUSS**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Adopted the Resolution cited above, as submitted.**

**\*B. Record Plats**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**\*C. Other Consent Items**

4831 West Lane Preliminary Plan 12008005A – Adoption of Corrected Resolution No. 14-75

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/WELLS-HARLEY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation for approval of the Preliminary Plan cited above, and adopted the submitted corrected Resolution.**

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of January 22, 2015

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/PRESLEY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved Planning Board Meeting Minutes of January 22, 2015, as submitted.**

**2. Roundtable Discussion**

- A. State Legislation Update
- B. Planning Director's Report

**BOARD ACTION**

**Motion: A. FANI-GONZÁLEZ/WELLS-HARLEY**

**Vote:**

**Yea: A. 4-1**

**Nay: A. DREYFUSS**

**Action: A. Approved staff recommendation to transmit a letter to State Highway Administration supporting the two pending State legislation items discussed during the meeting.  
B. Received briefing.**

**A. State Legislation Update:** Functional Planning and Policy Division staff briefed the Board and discussed two Bills scheduled for discussion at a Maryland House of Delegates hearing on February 26. Staff is requesting the transmission of a Board-approved letter of support for the two Bills. Bill HB0450 requires the Maryland State Highway Administration (SHA) to confirm and plan improvements to areas that local governments designate as bicycle and pedestrian priority areas within one year of the areas receiving that designation. Of the 24 bicycle and pedestrian priority areas designated in Montgomery County, only White Flint has been confirmed by the State. The Bill also requires SHA to establish guidelines specifying the types of improvements to be made to the priority areas and the time frame in which the improvements must be completed. Staff noted that although White Flint was confirmed in 2011, to date, no work on improvements has begun.

Bill HB0539 requires SHA to evaluate speed limits for specified urban State highways, review development activity along those highways, and assess each highway segment to determine if the speed limit should be altered. Staff noted that the urban classification is defined by the United States Census Bureau. According to staff, speed limits in some areas were established many years prior to the current development and conditions of the area and no longer properly reflect the area's pedestrian safety requirements. The Bill would require SHA to assess all State highways' posted speed limits in relation to the statutory speed limits. Staff explained that statutory speed limits are established by the Maryland State Vehicle Law and are set using such criteria as the type of road and the type and level of development in an area. Citing Germantown Road (MD 118) as an example, staff reported that following the State evaluation of the 50 mile-per-hour posted speed limit and the 30 mile-per hour statutory speed limit assigned to the same segment of MD 118 through Germantown Center, SHA reduced the speed limit in that area to 40 miles-per-hour. Because the Bill focuses on the evaluation and re-assessment of the State highway speed limits in areas defined as urban, staff noted that the Bill will most likely have little impact on more rural areas.

**2. Roundtable Discussion**

CONTINUED

There followed extensive Board discussion during which Commissioner Presley agreed with the intent of the State Highway Bill but expressed concern regarding implementation of the speed limits.

Commissioner Dreyfuss expressed concern that speed limits could be reduced on roads that currently tend to be congested, creating more traffic delays.

Staff explained that the Bill mandates only the evaluation of the statutory speed limits of State highways in urban areas.

**B. Planning Director's Report:** Planning Department Director Gwen Wright briefed the Board on the following Planning Department events and activities: the County Council approval of the Sandy Spring Rural Village Plan; the upcoming submission of the Aspen Hill Minor Master Plan Amendment to the Planning, Housing, and Economic Development (PHED) Committee on March 2; the staff draft

recommendations for the Bethesda Downtown, Greater Lyttonsville, and Westbard Plans, which are scheduled for submission to the Planning Board by summer 2015; the Montgomery Village community meeting scheduled for February 25; the filing of the first Concept Plan, one of several proposed development review process improvements, which will be discussed at the upcoming Pre-Development Review Committee (Pre-DRC) meeting; a dinner meeting with the Montgomery County Public School Board on February 26; the Growth and Infrastructure Summit scheduled for March 7; the final *Winter Speakers Series* presentation, "Hunting the Snark – History of Growth Policy in Montgomery County," on March 11; the upcoming review of the subdivision staging policy, which must be completed by the County Council by autumn 2016; the scheduled budget discussions with the Office of Management and Budget staff on February 17, and the with County Executive on February 25; the semi-annual report to the County Council on March 31; and the study and evaluation of other jurisdictions' implementation of the State Forest Conservation Law.

There followed a brief Board discussion.

**4. Progress Place: Mandatory Referral No. MR2015009 --- CR-5.0 zone, C-4.0 R-4.75 H-200T, 2.08 acres, Mixed-use project for a charitable institution with 21 Personal Living Quarters (PLQs), located at 8110 Georgia Avenue approximately 120 feet south of the intersection with Silver Spring Avenue; Silver Spring CBD Sector Plan**

*Staff Recommendation: Approval to Transmit Recommendations*

**BOARD ACTION**

**Motion: WELLS-HARLEY/DREYFUSS**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation for approval to transmit recommendations for the Mandatory Referral request cited above, as stated in the attached transmittal letter to the Montgomery County Department of General Services.**

Planning Department staff offered a multi-media presentation and discussed the proposed relocation of Progress Place, a facility that provides services to the homeless, from its current location on the west side of Colonial Lane in the Ripley District of Silver Spring to the current 2.082-acre site of the Silver Spring Fire Station on Georgia Avenue, 120 feet south of the intersection with Silver Spring Avenue, adjacent to the historic Silver Spring Train Station Complex, within the Silver Spring Central Business District Master Sector Plan area. The applicant is seeking approval for 39,119 gross square-feet of colocated development that will include three floors of office space, 21 personal-living quarters, and 68 parking spaces, 21 of which currently exist and are utilized by the fire station. A concurrent Forest Conservation Plan Amendment was submitted and approved administratively. According to staff, the application is the result of an agreement that permits the applicant to re-develop a high-rise

residential building at the current Progress Place site, which is County-owned property, in return for the construction of the relocated Progress Place. The staff recommendations for approval include the elimination of the on-site fences in order to allow pedestrian access to the adjacent Metropolitan Branch Trail, widening the Metropolitan Branch Trail from eight feet to twelve feet with two-foot shoulders and installing pedestrian-scale lighting similar to that planned for a segment of the trail in the District of Columbia, and a green roof.

Mr. Greg Ossont of the Montgomery County Department of General Services offered comments, stressed the importance of co-located sites, and concurred with the staff recommendations.

Ms. Eileen McGuckian of Montgomery Preservation, Inc. offered testimony.

There followed extensive Board discussion with questions to staff and Ms. McGuckian.

**3. Ripley II: Sketch Plan No. 320150030 ----** CR-5.0 zone, C-4.0 R-4.75 H-200T, 1.66 acres, Mixed-use project with up to 419,286 sf. of residential uses, with up to 440 multi-family dwelling units (including 15% MPDUs), and up to 18,008 sf. of non-residential uses, located on Dixon Avenue approximately 150 feet south of Ripley Street; Silver Spring CBD Sector Plan

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

**BOARD ACTION**

**Motion: PRESLEY/WELLS-HARLEY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation for approval of the Sketch Plan cited above, subject to conditions, and adopted the submitted attached Resolution.**

Planning Department staff offered a multi-media presentation and discussed the proposed Sketch Plan for the Ripley II mixed-use re-development project. The 1.66-acre property, zoned Commercial-Residential-Town, is located on Dixon Avenue, approximately 150 feet south of Ripley Street, in the Ripley District of the Silver Spring Central Business District Sector Plan area and is the current site of County Parking Lot Number 20 and Progress Place, a facility that provides services to the homeless. The applicant is seeking approval to construct a 200-foot, 21-story mixed-use building for 419,286 square-feet of residential development for up to 440 dwelling units, 15 percent of which will be Moderately Priced Dwelling Units (MDPUs), up to 18,088 square-feet of non-residential use, underground parking, on-site amenities for residents, and public open space and amenities. The application also proposes full-width dedication along the site’s southeast frontage to support an 80-foot right-of-way in order to extend Dixon Avenue approximately 160 feet to connect with Silver Spring Avenue. Proposed amenities include two public plazas adjacent to Dixon Avenue extended. One plaza will be located on the west side of Dixon Avenue extended and will include areas for seating and gathering. It was noted that the proposed location of the electrical transformers is currently above

ground on the southern edge of the plaza. Staff is working with the applicant to find a suitable underground location. A second, smaller plaza will be located on the east side of Dixon Avenue extended. The proposed amenities also include a southward extension of the adjacent Metropolitan Branch Trail. Staff noted that the proposed development conforms to the Silver Spring Central Business District Sector Plan and meets all public benefits requirements.

Mr. Robert Dalrymple, attorney representing the applicant, offered comments regarding the proposed extension of Dixon Avenue and the applicant's continued willingness to work with staff to relocate the electrical transformers.

There followed a brief Board discussion with questions to Mr. Dalrymple regarding the width of the proposed extension of the Metropolitan Branch Trail.

**~~5. Intelligence Community Campus-Bethesda (ICC-B): Mandatory Referral No. MR2011105-MDP-4~~**

~~Voluntary Submittal following MR2011105-MDP-4 for a pedestrian bridge and walkway, landscaping and stormwater management; located at 400 Sangamore Road; Bethesda-Chevy Chase~~

~~POSTPONED~~

*Staff Recommendation: Approval to transmit comments to the National Capital Planning Commission*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: This Item was postponed.**

**6. Bradley Hills First Addition: Preliminary Plan 120140160 --- R-90 zone, 1.21 acres, Resubdivision of property to include 3 lots for 3 one-family detached homes located at the northeast quadrant of the intersection of Goldsboro and Radnor Roads, Bethesda-Chevy Chase Master Plan**

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

**BOARD ACTION**

**Motion: DREYFUSS/PRESLEY**

**Vote:**



**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation for approval of the Preliminary Plan cited above, subject to conditions, as stated in the attached adopted Resolution.**

Planning Department staff offered a multi-media presentation and discussed the proposed Preliminary Plan request to re-subdivide an existing lot into three lots. The 52,583 square-foot property is located at the northeast corner of the intersection of Goldsboro Road (MD 614) and Radnor Road and is zoned residential within the Bethesda-Chevy Chase Master Plan area. The surrounding properties are also zoned residential and subdivided into single-family dwelling units. Approximately 246 feet of the property has frontage on MD 614 to the south, and 216 feet has frontage on Radnor Road to the west. Currently the property is developed with one single-family dwelling unit and a circular driveway that allows access from both roads. The applicant is proposing to re-subdivide the property into three separate single-family lots ranging from 15,571 square-feet to 29,068 square-feet: Lot 32, Lot 33, and Lot 34. The proposed Lot 32 will retain frontage on both Radnor Road and MD 614 but have access from Radnor Road only. The proposed Lot 33 will have access from Radnor Road, and the proposed Lot 34 will have access from MD 614.

Staff discussed correspondence from neighbors expressing concerns regarding loss of trees and wetlands, change in neighborhood character, increased traffic, school capacity, and stormwater management. Staff noted that the property does not have any forest, wetlands, or environmentally sensitive features. The property does contain four trees that are the subject of a variance request, two trees that will be subjected to minor, survivable impact from the proposed project, and two hazard trees that will be removed and are not part of the variance. The applicant has agreed to 12 mitigation plantings. Staff reported that the proposed re-subdivided lots nearly meet all the criteria set forth in the Subdivision Regulations for size, buildable area, frontage, shape, alignment, width, and suitability for residential lots and will be similar to the surrounding developments in regard to these criteria. Regarding the issue of increased traffic, staff noted the

## **6. Bradley Hills First Addition: Preliminary Plan 120140160**

### **CONTINUED**

proposed project will generate only two additional a.m. and p.m. trips. As to concerns about school capacity, the community school is a holding school, used only part time by the County as a spare facility for use during school construction projects. Staff noted that both the Montgomery County Department of Permitting Services (MCDPS) and the Montgomery County Department of Transportation (MCDOT) have approved the proposed stormwater conveyance.

Mr. Hugh Hill of Radnor Road offered testimony.

Messrs. Brent Allgood and Jeff Robertson, the applicants, offered comments and concurred with the staff recommendations.

There followed extensive Board discussion with questions to staff and Mr. Hill.

Following staff explanation regarding the re-subdivision approval process, Commissioner Dreyfuss recommended that language regarding the specific criteria for re-subdivision be included in the accompanying Resolution.

Staff concurred and agreed to amend the Resolution and resubmit it as a Consent Agenda Item at a future Planning Board Meeting.

**13. CLOSED SESSION**

According to MD ANN Code, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

**The topic to be discussed is the possible acquisition of the Silver Spring Library site.**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.**

**15. CLOSED SESSION**

According to MD ANN Code, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

**The topic to be discussed is the proposed acquisition of an addition to the Patuxent River Watershed Conservation Park.**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** Discussed in Closed Session. See State citation and open session report in narrative minutes.

**14. Permission to transmit to the County Executive the Commission’s interest in the Silver Spring Library site at 8901 and 8907 Colesville Road, Silver Spring**

*Staff Recommendation: Approval to transmit recommendation to County Executive*

**BOARD ACTION**

**Motion:** WELLS-HARLEY/PRESLEY

**Vote:**

**Yea:** 5-0

**Nay:**

**Action:** Approved staff recommendation to transmit to the County Executive the Commission’s interest in the Silver Spring Library site located on Colesville Road in Silver Spring, as stated in the attached transmittal letter.

Parks Department staff offered a multi-media presentation and discussed the Parks Department’s interest in the Silver Spring Library site on Colesville Road in Silver Spring. The site will be vacant following the move to the newly built library at the corner of Fenton Street and Bonifant Avenue. Staff noted that the 1.6-acre property consists of two parcels and is bordered by Colesville Road to the west, Ellsworth Park to the north, Ellsworth Drive to the east, and the Colesville Towers apartment building to the south. The property is currently improved with the two-story library building and approximately 70 parking spaces that are used by patrons of both the library and the park. Three policy documents support the conversion of the site to parkland: the 2000 Approved and Adopted North & West Silver Spring Master Plan, the 2010 Vision 2030 Strategic Plan for Parks and Recreation, and the 2012 Park, Recreation and Open Space (PROS) Plan. Parks Department staff has analyzed the site and believe it to be a valuable public resource offering the only opportunity to expand Ellsworth Park. The site is located in one of the highest density areas with the lowest level of park service per population in the County. Staff had no public discussions or presentations on the subject of converting the library site into parkland since development of the 2000 Area Master Plan, which included such a recommendation. Staff is aware that there is long standing interest from some community groups for an inter-generational recreation center on the site which has been reiterated to the County Executive recently.

Staff added that fifteen years ago the County Council adopted the Area Master Plan recognizing the value of adding the library site to the existing undersized Ellsworth Park. Staff recommends designating the entire property as parkland by conveying it to the Commission. Within the expanded park, the existing building could be reused or a new building could be built for Montgomery County Recreation Department programs. Priority should be given to creating as much additional open space as possible with little to no surface parking and a compact building footprint.

**14. Permission to transmit to the County Executive the Commission's interest in the Silver Spring Library site at 8901 and 8907 Colesville Road, Silver Spring**

CONTINUED

The following speakers offered testimony: Ms. Jean Cavanaugh of Worth Avenue and representing the Seven Oaks Evanswood Citizens Association; Ms. Kathleen Samiy of Bennington Drive; Mr. Steven Peck of Ellsworth Drive; Mr. Jon Lourie of Georgia Avenue; Mr. Tony Hausner of Brewster Avenue; Ms. Mary Frosh of Silver Spring and representing Silver Spring Village; and Ms. Vicky Warren of Pershing Drive.

There followed a brief Board discussion with questions to staff.

**7. ICC Environmental Stewardship-Compensatory Mitigation Project RC-73 & RC-74; Upper Rock Creek Best Management Practice (BMP) Site: Mandatory Referral No. MR2015915 - Approve construction of two stormwater management retrofit projects RC-73 and RC-74 in Crabbs Branch Valley Park.**

*Staff Recommendation: Plan Approval*

**BOARD ACTION**

**Motion: WELLS-HARLEY/PRESLEY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation for approval of the proposed two projects cited above, in connection with the Inter County Connector (ICC).**

Parks Department staff offered a multi-media presentation and discussed the proposed construction of two stormwater management retrofit projects in the Crabbs Branch Stream Valley located within parkland, the Derwood Station Homeowner Association property, and a private property. Staff noted that as part of the Inter County Connector (ICC) Environmental Stewardship and Compensatory Mitigation Program, the Maryland State Highway Administration (SHA) is completing a number of stream restoration, wetland creation, and stormwater management projects throughout Montgomery County. As part of the Memorandum of Understanding (MOU) between the Commission and SHA, a 2011 agreement states that these two projects will be built by Montgomery County Department of Parks. The proposed environment stewardship projects are being funded by SHA and maintenance and monitoring will be conducted by SHA for one year or until deemed necessary by the permitting agencies. Day-to-day maintenance, i.e. mowing, trash cleanup, etc. will be assumed by the County Department of Environmental Protection.

There followed a brief Board discussion with questions to staff.

**8. ICC Environmental Stewardship and Compensatory Mitigation (ES/CM) Program**

**Summary** --- As a result of the construction of the Inter County Connector (ICC), a total of 37 ES/CM projects were proposed on Montgomery County parkland. Over the past six years, the Planning Board has approved 15 stream restoration projects, 2 wetland creation projects, 5 community/cultural stewardship projects, 6 reforestation projects, and 9 stormwater management projects as part of this mitigation program. As the final projects are going in the ground, Montgomery County Parks and SHA would like to present a summary of this extensive and unprecedented work and highlight a variety of projects that have enhanced the ecological value of the natural resources on parkland

*Staff Recommendation: Discussion*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing followed by Board discussion.**

Parks Department staff offered a multi-media presentation and discussed at length the Inter County Connector (ICC) Environmental Stewardship and Compensatory Mitigation Program. Staff noted that as a result of the construction of the ICC, a total of 37 projects were proposed on Montgomery Country parkland. Over the past six years, the Planning Board has approved 15 stream restoration projects, two wetland creation projects, five community stewardship projects, six reforestation projects, and nine stormwater management projects as part of this mitigation program. As the final projects are being implemented, the Parks Department and Maryland State Highway Administration (SHA) have compiled a summary of the extensive and unprecedented work that has been done, and the variety of projects that have enhanced the ecological value of the natural resources on parkland.

There followed a brief Board discussion with questions to staff.

**9. Review of County Executive’s Recommended FY16 Capital Budget and Amendments to the FY15-20 Capital Improvements Program (CIP)**

*Staff Recommendation: Transmit Comments to County Council*

**BOARD ACTION**

**Motion: PRESLEY/FANI-GONZALEZ**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation to transmit comments to the County Council, as stated in the attached transmittal letter.**

In keeping with the February 5 technical staff report, Planning Department and Parks Department staff discussed the review of the County Executive’s recommended FY16 Capital Budget and amendments to the FY15-20 Capital Improvements Program (CIP). Staff has analyzed the FY16 budget and the CIP, and staff recommendations to the Planning Board are included in the staff report. Staff noted that schedules and funding for individual projects in the CIP may have to be adjusted because of forecasted budget shortfalls. Staff also noted that the County Executive’s recommended CIP would adversely affect bicycle and pedestrian projects and impact the County’s focus on improving transit, transit-oriented development, and the advent of Capital Bikeshare in Montgomery County, all of which depend on having a good network of bicycle and pedestrian facilities. Staff believes that the bicycle and pedestrian projects that are proposed to be delayed or have had their funding reduced, or at least those in our more densely populated and commercial areas, should be kept on track to the greatest extent possible.

Parks Department Director Mike Riley offered comments.

Ms. Anne Mead, attorney representing Parklawn North Lot LLC, offered comments.

There followed a brief Board discussion with questions to staff and Ms. Mead.

Chair Anderson stated that it is important to emphasize the need to prioritize pedestrian and bicycle projects, especially for Silver Spring and Bethesda, given the possibility that the Purple Line project might be delayed or no longer considered.

**10. — Zoning Amendment No. 15-01**

~~To allow the residential use of property for any duration of tenancy; and to generally allow the short-term rental or use of residential property. —~~ **REMOVED**

~~Staff Recommendation: Transmit Comments to County Council~~

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: This Item was removed from the Planning Board Agenda.**

**11. Zoning Amendment No. 15-02** -- To allow design for life projects with increased density under certain circumstances.

*Staff Recommendation: Transmit Comments to County Council*

**BOARD ACTION**

**Motion: DREYFUSS/WELLS-HARLEY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation to transmit comments to the County Council, as stated in the attached transmittal letter.**

In keeping with the February 9 technical staff report, Planning staff discussed a proposed Zoning Text Amendment (ZTA) which will allow design for life projects with increased density under certain circumstances. Specifically, the ZTA would allow a conditional use for townhouse living in the residential zone (RE-1, R-200, R-90, R-60, and R-40) under requirements that include meeting the level II Accessibility Standards of Sections 52-18(T) and 18(U) for all units; close proximity to public transit, public recreation and hospital services; demonstration that the post construction site will be minimally sloped; a project site of at least two acres; density limitations and development standards of the Townhouse Medium Density zone under optional method, and at least one parking space for each dwelling unit satisfying the dimensional standards for handicapped accessible vehicle parking.

The following speakers offered testimony: Mr. Steve Orens, attorney; Ms. Jackie Simon of Aspenwood Lane; Mr. Dean Packard of Frederick Road; Ms. Gladys Alvarez of Hydrus Road; and Mr. Kirk Simon of Coriander Drive.

There followed a brief Board discussion with questions to staff and the speakers.

**12. Semi Annual Report -- Briefing**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:       Received briefing followed by Board discussion.**

Parks Department Director Mike Riley and Planning Department Director Gwen Wright discussed the proposed outline for the spring 2015 Semi-Annual Report to be transmitted to the County Council.