



**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, April 16, 2015, at 9:03 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 11:59 a.m.

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

Commissioner Amy Presley was necessarily absent.

Items 1 through 6 are reported on the attached agenda.

Item 7, a Closed Session Item, was postponed.

There being no further business, the meeting was adjourned at 11:59 a.m. The next regular meeting of the Planning Board will be held on Thursday, April 23, 2015, in the Montgomery Regional Office in Silver Spring, Maryland.

James J. Parsons  
Technical Writer

**Montgomery County Planning Board Meeting**  
**Thursday, April 16, 2015**  
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**

**Subdivision Plat No. 220130510 thru 220130550 and 220130980 thru 220131000, Cabin Branch**  
MXPB and RMX -1/TDR zones, 175 lots, 23 parcels; located on the south side of Clarksburg Road  
(MD 121), along Broadway Avenue and Cabin Branch Avenue; Clarksburg Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220140220 thru 220140240, Clarksburg Village**

R-200/TDR zone, 3 parcels; located along Winding Woods Way; Clarksburg Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220140590, Brooke Grove**

R-200 zone, 1 lot; located at the intersection of Brooke Knolls Road and Barton Manor Lane; Upper  
Rock Creek Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220141610 and 220141620, Huntington Terrace**

R-60 zone, 1 lot; located south of the intersection of Southwick Street and Old Georgetown Road;  
Bethesda –Chevy Chase Master Plan.

*Staff Recommendation: Approval*

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**Subdivision Plat No. 220150090 thru 220150100 Cabin Branch**

RMX -1/TDR zones, Roadway Dedications; Broadway Avenue and Little Seneca Parkway; Clarksburg Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220150180, Bradley Farms**

RE-2 zone, 1 lot; located on the east side of Congressional Parkway 1300 feet from the intersection with River Road; Potomac Sub-region Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

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

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PRESLEY ABSENT**

**Action: Approved staff recommendation for approval of the Record Plats cited above, as submitted.**

**\*C. Other Consent Items**

**Staging Allocation Request No. 26200 for Pike-and-Rose Phase II**

Staging Allocation Request for 160,705 square feet of non-residential development for Buildings 1A, 3A, 4 and 8 that are part of the approved Pike and Rose-Phase II, Site Plan No.820130120; CR3 C1.5 R2.5 H-200 and CR4 C3.5 R3.5 H-300 Zones; 13.21 gross acres located along Rose Avenue north of Old Georgetown Road (MD 187) and west of Rockville Pike (MD 355) in the White Flint Sector Plan area

*Staff Recommendation: Approval and Adoption of Resolution*

**Clarksburg Town Center, Extension of Project Plan Amendment No. 91994004D**

RMX-2 zone/RDT zone, 270.00 acres, Request to modify the approved plan for 1,116 dwelling units including 12.5 percent MPDUs, and 129,545 square feet of retail and 76,640 square feet of office, located on the western quadrant of the intersection of Stringtown Road and Snowden Farm Parkway; Clarksburg Master Plan and Hyattstown Special Study Area

*Staff Recommendation: Approval*

**BOARD ACTION**

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

**Vote:**

**Yea: A. 4-0**

**B. 4-0**

**Nay:**

**Other: PRESLEY ABSENT**

**Action: A. Approved staff recommendation for approval of the Staging Allocation Request cited above and adopted the attached Resolution.**

**B. Approved staff recommendation for approval of the Extension Request for the Project Plan Amendment cited above.**

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of March 26, 2015

**BOARD ACTION**

**Motion: WELLS-HARLEY/DREYFUSS**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PRESLEY ABSENT**

**Action: Approved Planning Board Meeting Minutes of March 26, 2105, as submitted.**

**2. Flower Avenue Green Street, Mandatory Referral MR2015015 -- R-60 Zone, 26.48 acres, 1-mile long road project to address pedestrian access and safety, including ADA compliance, sidewalk, curb and gutter, new linear infiltration environmental site design practices, hardscape and landscape, and lighting; located along Flower Avenue between Piney Branch Road and Carroll Avenue within the City of Takoma Park; Takoma Park Master Plan and Long Branch Sector Plan**

*Staff Recommendation: Approval to Transmit Recommendations to the City of Takoma Park Department of Public Works*

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/DREYFUSS**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PRESLEY ABSENT**

**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 City of Takoma Park Department of Public Works.**

Planning Department staff offered a multi-media presentation and discussed the Mandatory Referral request regarding a City of Takoma Park proposed Green Street Project, which includes stormwater management, landscape, hardscape, and pedestrian access and safety improvements to Flower Avenue, currently a minor arterial, signed shared roadway. The proposed 28.48-acre project site is a one-mile, two-lane segment of Flower Avenue that currently accommodates commuter and local vehicle, pedestrian, transit, and bicycle traffic, and on-street parking from Piney Branch Road to Carroll Avenue. The project site is located within the Takoma Park Master Plan and Long Branch Sector Plan areas and is zoned a mixture of Commercial/Residential/Town and Residential. Staff noted that a Forest Conservation Plan Exemption was approved administratively on December 2, 2014. Proposed improvements include construction of Americans with Disabilities Act compliant sidewalks, crosswalks, ramps, and bus pads; Light-Emitting Diode pedestrian lighting; low-impact Environmental Site Design, which includes curb bump-outs for traffic calming at intersecting streets; and new linear infiltration stormwater management. According to staff, the project is the result of an August 2012 agreement that transferred ownership and maintenance of Flower Avenue, formerly MD 787, from the State Highway Administration to the City of Takoma Park.

Ms. Daryl Baithwaite, representing the City of Takoma Park Department of Public Works, offered comments.

## **2. Flower Avenue Green Street, Mandatory Referral MR2015015**

### CONTINUED

Mr. Robert Gillespi, consulting engineer to the City of Takoma Park, offered comments, and in response to Board questions regarding the installation of raised striped crosswalks and ramps to accommodate bicycle traffic at curb bump-outs, stated that raised striped crosswalks are utilized only at areas where pedestrian activity is considered significant. He went on to note that full curbs are required at curb bump-outs in order to accommodate safe bus access for passengers.

Ms. Baithwaite stated that the City of Takoma Park is amenable to the installation of raised striped crosswalks.

There followed extensive Board discussion with questions to staff, Ms. Baithwaite, and Mr. Gillespi.

## **3. Montgomery Village Master Plan**

Briefing on Community Outreach and Preliminary Staff Recommendations

*Staff Recommendation: Discuss and provide guidance to staff*

### **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:       Received briefing.**

Planning Department staff offered a multi-media presentation and updated the Board regarding recent community outreach efforts, preliminary concepts, potential land use, and zoning options for the Montgomery Village Master Plan (MVMP) area. Since October 2014, staff has focused on addressing potential redevelopment proposals and devising new zoning recommendations to replace the Town-Sector zone for the 2,435-acre Montgomery Village community. Montgomery Village is located east of I-270, north of Gaithersburg, and roughly bounded by Great Seneca Park to the west, Warfield Road to the north, Goshen Road to the east and Lost Knife Road to the south. Neighboring communities include Germantown to the west and the Agricultural Reserve to the north. With an average age of 38 years old, the community is comprised of a relatively young population of 34,646 residents in 12,662 households. Staff also noted the community’s ethnically diverse population, with 22 percent of residents identifying themselves as African-American, 37 percent as non-Hispanic white, 26 percent as Hispanic, and 3 percent as Asian.

In October 2014, staff initiated MV Matters, a community outreach program that utilized on-line surveys, workshops, Spanish and English-language bus and bus stop signage, Spanish and English-language mailers and brochures, and social media. Approximately 135 residents, property owners, and business owners attended the initial MV Matters meeting held on October 1. In order to help identify important community issues, attendees were provided with stickers that read, “I want [fill in the blank] in my Village.” According to the feedback received at that meeting, the community wishes to preserve the character of the Village, maintain recreation and open spaces, encourage reinvestment in the commercial centers, and enhance connectivity. Staff held five subsequent MVMP community meetings, at which residents identified limited retail options, lack of reinvestment, aging housing stock, lack of transit, and uncertainty

**3.       Montgomery Village Master Plan**

CONTINUED

regarding the status of the proposed MidCounty Highway (M-83) as significant constraints and challenges facing Montgomery Village and noted the convenient location, diverse housing types, affordability, expansive open space and recreation opportunities, and strong civic and community involvement as the community’s strengths.

Staff then noted the preliminary rezoning recommendations for areas of anticipated redevelopment, particularly the Village Center, Professional Center, Gateway site, and the former Montgomery Village Golf Course areas. Staff recommended zoning the Village Center, Professional Center, and the Gateway site areas Commercial/Residential/Town. Staff also recommended zoning the majority of the former golf course Townhouse Low Density, with a small portion zoned Commercial/Residential/Neighborhood. Staff is currently in process of drafting a new Overlay Zone intended to preserve the unique setting and character of the area, \*protect existing open space, ensure

compatibility between existing and proposed development, and address any anomalies resulting from rezoning.

The next steps for MVMP include continued public outreach; staff coordination with other public agencies, including Montgomery County Department of Transportation and Montgomery County Department of Fire and Rescue Services; a staff draft to the Planning Board scheduled for July 2015; a Planning Board Public Hearing scheduled for September 2015; Planning Board worksessions scheduled for September and October 2015; and transmittal of the Plan to the County Executive and County Council in November 2015.

Mr. David Humpton, representing Montgomery Village Foundation, offered comments.

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

Chair Anderson suggested that proposed zoning changes should be explored further in Closed Session prior to any scheduled public hearings.

**\*4. Gladhill Property: Pre-Preliminary Plan No. 720070270** -- Request for 2 lots, Lot 1 at 4.2 acres with an existing dwelling and Lot 2 at 9.7 acres with an existing dwelling, (remainder parcel of 109.6 acres is not part of application), located at 27210 Clarksburg Road, 0.75 miles northeast of Prices Distillery Road, Rural Density Transfer Zone, Damascus Master Plan

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

**BOARD ACTION**

**Motion: DREYFUSS/FANI-GONZÁLEZ**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PRESLEY ABSENT**

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

Planning Department staff offered a multi-media presentation and discussed a proposed Pre-Preliminary Plan request to create two lots using the minor subdivision process established in the Montgomery County Code. According to staff, because the size of one of the proposed lots exceeds five acres, the Pre-Preliminary Plan request requires a Planning Board review. The approximately 123.95-acre, two-parcel property is located on the west side of Clarksburg Road, approximately 0.75 miles north of the intersection of Prices Distillery Road, and bounded by Barnes Road to the east and Bennett Creek to the north. The property is zoned Rural Density Transfer in the Damascus Master Plan area within the Little Bennett Watershed. The applicant proposes to create two lots, lot 1 at 4.2 acres and lot 2 at 9.7 acres, and allow the continuation of agricultural use on the remaining 109.6 acres. Following a request from staff, the applicant agreed to reduce the size of proposed lot 1 in an effort to minimize impact on prime farm soils. Each proposed lot is currently improved with an existing single-family dwelling unit. Staff noted that due to the existing dwelling unit, and because both a preliminary plan application and a deed indicating conveyance from parent to child were recorded prior to October

1, 2010, proposed lot 2 meets all child lot requirements set forth in the Zoning Ordinance. Both lots and the farm remainder will be accessed from Clarksburg Road, and other than a right-of-way dedication, no frontage improvements are proposed. Staff noted that the proposed lots meet all Damascus Master Plan requirements and all requirements under the Subdivision Regulations regarding minor subdivision.

Mr. David McKee, engineer representing the applicant, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion.

## 5. Zoning Text Amendment No. 15-04

Clarify the private institutions exemption provisions and amend the building height standards for a private educational institution

*Staff Recommendation: Transmit Comments to County Council*

### **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** By consensus, this Item was deferred to a later date pending continued discussion with staff.

Planning Department staff offered a multi-media presentation and discussed proposed Zoning Text Amendment (ZTA) 15-04 that clarifies which private education institutions are exempt from conditional use approval requirements. The proposed ZTA would also allow a maximum building height of 65 feet for certain private educational institutions regardless of lower height limits established by the zoning requirements of the site. Non-parochial private schools would require conditional use approval and must adhere to compatibility findings in order to exceed the zone height limit standards. However, private schools affiliated with religious institutions and located in a building or property owned or leased by a church or religious organization, the Federal government, the State of Maryland, a State agency, Montgomery County, or an incorporated village or town within the County, could be granted a height increase while being exempt from compatibility finding and public review requirements. Staff concurred with the exemption from conditional use approval requirements for parochial schools, but recommended limiting the overall maximum height for all private education institutions to 50 feet in Residential zones.

Mr. Erkin Ozberk, representing the City of Takoma Park, offered comments and noted the Takoma Park City Council opposition to the proposed ZTA.

Mr. William Fitzsimmons of Victory Lane and Ms. Ivy Leung of Harker Drive offered testimony.



Mr. Robert Brewer, attorney representing Washington Adventist University, offered comments, and requested support for the proposed ZTA.

There followed extensive Board discussion and questions to staff and Mr. Ozberk. The Board agreed to defer a vote regarding the ZTA to a future Planning Board Meeting following additional discussion with staff.

**6. Roundtable Discussion**

- Parks Director's Report

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received Briefing.**

**Parks Department Director's Report** – Parks Department Director Michael Riley briefed the Board on the following Parks Department events and activities: the status of FY16 Program Open Space Localside funding, which amounts to over 30 million dollars, approximately 5.1 million dollars of which is slated for Montgomery County; the first Activating Urban Parks Leadership Group sponsored event, “Touch-a-Truck,” held on Friday April 10 at Wall Local Park in White Flint, which drew over 500 attendees; the April 11-14 City Parks Alliance – Greater and Greener Conference in San Francisco, California, which drew over 1000 attendees from 40 states and 30 countries, and included seminars and workshops such as Using Technology for Park Management, Rethinking the Playground – New Approaches for Playscapes, and A Developer’s Eye View of Parks, among others; and the FY16 Budget worksession with the Planning, Housing, and Economic Development Committee scheduled for Monday April 20.

There followed a brief Board discussion.

**7. ~~CLOSED SESSION~~ ——— **POSTPONED****

~~According to MD ANN Code, General Provisions Article, §3-305(b)(7), to consult with counsel to obtain legal advice~~

**BOARD ACTION**

**Motion:**

MCPB, 4-16-15, APPROVED

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: This Item was postponed.**