



**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, July 24, 2014, at 9:15 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 1:00 p.m.

Present were Chair Françoise M. Carrier, Vice Chair Marye Wells-Harley, and Commissioners Norman Dreyfuss and Amy Presley. Commissioner Casey Anderson joined the meeting at 9:23 a.m. during discussion of Item 3.

Items 1, 2, 7, 3, 4, 6, and 8, discussed in that order, are reported on the attached agenda.

Item 5 was postponed.

The Board recessed at 12:15 p.m. and reconvened at 12:40 p.m. in the 3<sup>rd</sup> floor conference room to take up Item 8 in Closed Session.

In compliance with §10-509(c)(2), State Government Article, Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 12:40 p.m. in the 3<sup>rd</sup> floor conference room, on motion of Vice Chair Wells-Harley, seconded by Commissioner Dreyfuss, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, Dreyfuss, and Presley voting in favor of the motion. The meeting was closed under authority of Annotated Code of Maryland, State Government Article §10-508(a)(3) to consider the acquisition of real property for a Commission purpose and matters directly related thereto.

Also present for the Closed Session were: Executive Director Patti Barney; Associate General Counsels Carol Rubin, Megan Chung, and Christina Sorrento of the Legal Department; Deputy Director Rose Krasnow of the Planning Department; Director Michael Riley, Mitra Pedoeem, and Daniel Hertz of the Parks Department; and M. Clara Moise of the Commissioners' Office.

In Closed Session the Board received briefing from Parks Department staff, Planning Department staff, and legal counsel to the Board, regarding the proposed Montgomery County Park and Planning new headquarters building in Wheaton.

The Closed Session meeting was adjourned at 1:00 p.m.

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There being no further business, the meeting was adjourned at 1:00 p.m. The Planning Board will be in recess during the month of August. The next regular meeting of the Planning Board will be held on Thursday, September 4, 2014, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting**  
**Thursday, July 24, 2014**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Ancient Oak West Preliminary Plan 120070480 – MCPB 13-140

**BOARD ACTION**

**Motion:** WELLS-HARLEY/DREYFUSS

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** ANDERSON ABSENT

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

**\*B. Record Plats**

**Subdivision Plat No. 220140040 – 220140050, Bethesda Mews**

R-60 zone, 34 lots, 5 parcels; located in the southeast quadrant of the intersection of Old Georgetown Road (MD 187) and Alta Vista Road; Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No 220140120, Bradley Farms**

RE-2 zone, 1 lot; located in the northeast quadrant of the intersection of Congressional Parkway and Fox Meadow Lane; Potomac Subregion Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220140260 – 220140280, Cloverly Forest**

RE-1 zone; 38 lots, 2 parcels; located at the terminus of Rainbow Drive, 125 feet south of Snider Lane; Cloverly Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220140760, Higgins Estate**

CR zone, 1 lot (3 ownership lots); located in the northwest quadrant of the intersection of Executive

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Boulevard and Rockville Pike (MD 355); White Flint Sector Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220141040, Mid-Pike Plaza**

CR zone, 1 lot; located in the southwest quadrant of the intersection of Rose Avenue and Grand Park Avenue; White Flint Sector Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220141170, Robins Crest**

R-200 zone, 1 lot; located on the east side of Liberty Mill Road, 275 feet north of Dawson Farm Road; Germantown Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220141250, Palatine Subdivision**

RE-2 zone, 1 lot; located on the west side of Noble Court, 575 feet south of Palatine Drive; Potomac Subregion Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220141380, West Chevy Chase Heights (Revision)**

R-60 zone, 1 lot; located on the south side of Maple Avenue, 100 feet east of Maryland Avenue; Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**\*B. Record Plats**

CONTINUED

**Subdivision Plan No. 20080420, Hendrix Addition to Fairway Sec. 4 (revised)**

R-60 zone; 5 lots; located in the southeast quadrant of the intersection of University Boulevard and Brunett Avenue; Four Corners Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: PRESLEY/WELLS-HARLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: ANDERSON ABSENT**

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

**\*C. Other Consent Items**

**A. 7340 Wisconsin Avenue, Extension Request for Project Plan Amendment No. 92014001A ---** CBD-1 zone, 0.79 acres, Request amendment to maintain the maximum number of dwelling units at 225 and reduce the amount of retail from 15,000 square feet to 10,000, located at southwestern quadrant of the intersection with Montgomery Avenue and Wisconsin Avenue; Bethesda CBD Sector Plan

*Staff Recommendation: Approval of the Extension*

**B. Olney Gardens: Preliminary Plan Amendment 11987112A --** A request to amend condition of approval No. 1 of the approved Preliminary Plan to remove the existing restrictions for retail and restaurant use on the property, located on the south side of Olney-Sandy Spring Road (MD 108) approximately 200 feet west of Spartan Road, 2.98 acres, MXTC Zone, Olney Master Plan area.

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

**C. Washington Christian Academy (Bethel World Outreach Church): Preliminary Plan Amendment 12004055B --** A request to allow a house of worship with no weekday child day care as a use on the property, located at 16227 Batchellors Forest Road, 57.86 acres; zoned Rural Cluster; Olney Master Plan area.

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

**D. Staging Allocation Request No. 26000 for Pike & Rose – Phase II, Site Plan No. 820130120**

*Staff Recommendation: Approval and Adoption of Resolution*

**BOARD ACTION**

**Motion: A. B. & C: WELLS-HARLEY/PRESLEY  
D. PRESLEY/DREYFUSS**

**Vote:**  
**Yea: A. B. & C: 4-0  
D. 3-0**

**Other: D. CHAIR CARRIER RECUSED HERSELF  
ANDERSON ABSENT**

**Action: A. B. & C: Approved staff recommendation for approval and adopted the submitted Resolutions.**

**D. Approved staff recommendation for approval of the proposed Staging Allocation request for the Pike & Rose project, Phase II, and the Site Plan, as submitted, and adopted the submitted Resolution.**

Chair Carrier recused herself from the discussion and approval of Item D due to potential conflict of interest.

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of July 10, 2014

**BOARD ACTION**

**Motion: WELLS-HARLEY/DREYFUSS**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: ANDERSON ABSENT**

**Action: Approved Planning Board Meeting Minutes of July 10, 2014, as submitted.**

**2. Josiah Henson Special Park**

Authorization to acquire 25,975 square feet (0.60 acres), more or less, improved, from Walter J. Murphy, Jr. and Joan W. Murphy located at 6012 Tilden Lane, Rockville, Maryland 20850.

*Staff Recommendation: Approval and adoption of Resolution*

**BOARD ACTION**

**Motion: PRESLEY/WELLS-HARLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: ANDERSON ABSENT**

**Action: Approved staff recommendation for approval of the proposed acquisition, and adopted the submitted Resolution.**

Parks Department staff offered a brief presentation and discussed the proposed acquisition of 25,975 square feet, or 0.60 acres, more or less improved, for parkland use, from Walter J. Murphy, Jr. and Joan W. Murphy, located on Tilden Lane in Rockville, Maryland, and answered questions from Board members.

**7. Chevy Chase Lake Design Guidelines** --The Design Guidelines for the Chevy Chase Lake Sector Plan illustrate and elaborate on the urban design recommendations put forth in the 2013 Approved and Adopted Chevy Chase Lake Sector Plan.

*Staff Recommendation: Approval of the Design Guidelines*

**BOARD ACTION**

**Motion: PRESLEY/ANDERSON**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: CHAIR CARRIER RECUSED HERSELF**

**Action: Approved staff recommendation for approval of the proposed Design Guidelines for the Chevy Chase Lake Sector Plan, as discussed and modified during the meeting.**

At the start of the discussion, Chair Carrier recused herself due to potential conflict of interest. Vice Chair Wells-Harley assumed the chairmanship.

Planning Department staff briefly discussed the proposed Design Guidelines for the Chevy Chase Lake Sector Plan, which illustrate and elaborate on the urban design recommendations put forth in the 2013 Approved and Adopted Chevy Chase Lake Sector Plan. Staff noted that the guidelines represent the County's and the community's design aspirations for Chevy Chase Lake, and they further help maximize the return on the public's investment in the Purple Line, through high quality design. All future projects in Chevy Chase Lake should comply with the design concepts, the criteria for compatibility, and the design guidelines that apply to specific properties. Staff added that the Planning Board previously reviewed the draft Design Guidelines in February 2013, and transmitted them to the County Council at its request, with the Planning Board Draft Sector Plan. The Sectional Map Amendment was approved by the County Council on March 11, 2014, and a public hearing will be held prior to finalizing the Design Guidelines.

The following speakers offered testimony: Ms. Christine Real de Azua of Elm Street; Mr. John Fitzgerald of Elm Street; Mr. Lewis Murray of Hamlet Place; Ms. Stacy Silber, attorney; Ms. Miti Figueredo of Connecticut Avenue and representing the Chevy Chase Land Co.; and Mr. McLean Quinn of Hampden Lane and representing EYA Development Company.

There followed considerable Board discussion with questions to staff and the speakers focusing on proposed modifications/revisions to the proposed guidelines.

**\*3. Chevy Chase Lake: Sketch Plan No. 320140030** --- CRT2.0, C0.25, R2.0, H100', CRT1.5, C0.25, R1.5, H50' zone, Propose 388,833 square feet of residential development for up to 370 dwelling units, including 11 MPDUs, located on Chevy Chase Lake Drive, approximately 510 feet east of the intersection with Connecticut Avenue; Chevy Chase Lake Sector Plan

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: DREYFUSS/ANDERSON**

**Vote:**

**Yea: 4-0**

**Other: CHAIR CARRIER RECUSED HERSELF**

**Action: Approved staff recommendation for approval, subject to revised conditions discussed at the meeting.**

At the start of the discussion, Chair Carrier recused herself due to potential conflict of interest. Vice Chair Wells-Harley assumed the chairmanship.

In keeping with the July 11 technical staff report, Planning Department staff offered a multi-media presentation and discussed the proposed sketch plan for the Chevy Chase Lake development project. Staff noted that the proposed sketch plan includes the construction of 388,833 square feet of residential development for up to 370 multi-family and townhouse dwelling units, including 11 Moderately Priced Dwelling Units (MPDUs). The 5.403-acre property is located on Chevy Chase Lake Drive, approximately 510 feet east of its intersection with Connecticut Avenue in the Chevy Chase Lake Sector Plan area. The proposed development will transform an existing garden apartment community into a development of townhouses, and a multi-family residential building with workforce housing units, MPDUs, public open space, structured parking, and vegetated roof. The proposed project will be carried out in two phases, as discussed in detail in the July 11 technical staff report. The applicant must coordinate with the Maryland Department of Natural Resources and M-NCPPC staff to address, as appropriate, the guidelines and recommendations regarding any threatened or endangered species identified in the vicinity of the site.

Ms. Barbara Sears, attorney representing the applicant, introduced Mr. Richard Hanks representing the Housing Opportunities Commission (HOC), and Mr. McLean Quinn of Hampden Lane and representing EYA Development Company. Ms. Sears offered comments, concurred with the staff recommendation, and also briefly addressed the guidelines and recommendations regarding the handling of endangered species in the proposed development.

Messrs. Richard Hank of HOC and McLean Quinn of EYA also offered comments.

At the Board's request, legal counsel to the Board clarified the requirements for handling potential endangered species on the property.

The following speakers offered testimony: Ms. Christine Real de Azua of Elm Street; Mr. John Fitzgerald of Elm Street; and Mr. Lewis Murray of Hamlet Place.

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

**\*4. Kensington Heights Limited Preliminary Plan Amendment No. 12011017A**

Request to modify condition no. 6 of the Preliminary Plan approval, which requires the Applicant to provide a pedestrian connection to Westfield Wheaton Mall property. RT-8 Zone, 1.8 acres. Located in the northeast quadrant of the intersection of McComas Avenue and Melvin Grove Court within the 2012 Wheaton CBD and Vicinity Sector 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, subject to conditions, and adopted the submitted Resolution attached, including revised condition 6, option A, discussed at the meeting.**

Planning Department staff offered a multi-media presentation and discussed the proposed request to modify condition of approval No. 6 of the Kensington Heights Limited Preliminary Plan to replace the pedestrian connection to Westfield Wheaton Mall with an access easement, which will be located north of McComas Avenue, and east of Melvin Grove Court in the Wheaton Central Business District and Vicinity Sector Plan area. Staff recommended that the applicant must provide an 8-foot wide easement for possible future public access, which must be recorded on the record plat. In a letter to the Planning Board, the applicant stated that he does not agree with the revised condition 6, option A. Staff also added that they were informed that neither the applicant nor his representative will be at the meeting today.

Ms. Donna Savage of McComas Street and representing the Kensington Heights Civic Association offered testimony.

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

Commissioner Anderson stated for the record that he voted for the project but does not agree with condition 6, option A.

**5. William H. Farquhar Middle School Modernization**

~~\*A. William H. Farquhar Middle School Modernization and Batchellors Forest Residential: Site Plan Amendment No. 82008019C~~

~~Request to amend the Site Plan and Final Forest Conservation Plan to include construction of the William H. Farquhar Middle School on a parcel previously dedicated to the M-NCPPC as part of the Batchellors Forest Residential, located on the north and south side of Batchellors Forest Road, approximately 3,000 feet south of the intersection with Doctor Bird Road, 93.64 acres, RNC Zone, Olney Master Plan~~

**Staff Recommendation: Approval with conditions**

~~B. William H. Farquhar Middle School Modernization: Mandatory Referral No. 2014028~~

~~Located on the south side of Batchellors Forest Road approximately 3,000 feet south of the intersection with Doctor Bird Road, 17 acres, RNC Zone, Olney Master Plan~~

**Staff Recommendation: Approval and Transmit Comments to MCPS**

**POSTPONED**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:        This Item was postponed.**

**6.        White Oak Science Gateway Master Plan Update**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:        Received briefing.**

Chair Carrier introduced Item 6 by stating that the County Council has made revisions to the White Oak Science Gateway Master Plan, which staff has incorporated in the Plan scheduled to be approved by the County Council next Tuesday.

Planning Department staff discussed revisions made by the County Council to the White Oak Science Gateway Master Plan, including support for the zoning recommendations of the Planning Board for the White Oak Shopping Center, and the Planning Board's recommended zoning for Spectrum Partners, for Area 11, i.e. Dar Cars, as well as the Orchard Center, Home Depot, etc.

There followed a brief Board discussion with questions to staff.

**8. CLOSED SESSION**

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(3) to consider the acquisition of real property for a Commission purpose and matters directly related thereto (Wheaton)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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