



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 6, 2017, at 9:07 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 10:55 a.m.

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

Items 1, 2, 5, 3, 4, 8, and 7, discussed in that order, are reported on the attached agenda.

Item 6 was removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 10:55 a.m. There is no Planning Board meeting scheduled for Thursday, April 13, 2017. The next regular meeting of the Planning Board will be held on Thursday, April 20, 2017, in the Montgomery Regional Office in Silver Spring, Maryland.


James J. Parsons
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, April 6, 2017
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. 220160100, Gladhill Farm

AR zone, 2 lots; located on the west side of Clarksburg Road, approximately 800 feet south of Barnes Road; Damascus Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

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

***C. Other Consent Items**

Randolph Farms, Site Plan Application No. 820170020 – Extension Request --- Request to extend the regulatory review period for Site Plan No. 820170020 an additional 2 months to July 27, 2017; RT-15 Zone; 8.44 acres; for a request to demolish Montrose Baptist Church for the construction of a residential townhouse community of up to 106 dwelling units, with 12.5% MPDUs; RT-15 Zone; 8.44 acres; located at the southeast quadrant of the intersection of Randolph Road with Putnam Road, within the North Bethesda Garrett Park Master Plan area.
Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Site Plan Extension cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of March 23, 2017

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of March 23, 2017, as submitted.

***2. Orchard View: Preliminary Plan No.120160120** --- Request to subdivide an un-platted parcel (15615 Quince Orchard Road) into two lots for two detached residential dwelling units; located on the east side of Quince Orchard Road, approximately 160 feet south of Fellowship Lane; 1.03 acres; R-200 zone; 2002 Potomac Sub-Region Master Plan.

Staff Recommendation: Approval with conditions and Adoption of Resolution

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

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

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan request to subdivide a property for the construction of detached single-family dwelling units. The 1.03-acre site, which consists of un-platted parcels P651 and P702, is located on the east side of Quince Orchard Road, approximately 160 feet south of its intersection with Fellowship Lane, and is zoned Residential in the Transferable Development Rights Overlay Zone of the Potomac Sub-Region Master Plan area. The site is currently developed with a single-family detached home, detached garage, and gravel driveway accessing Quince Orchard Road. The existing house is served by an on-site well and septic system. There is also an existing five-foot wide sidewalk along the Quince Orchard Road frontage. The remainder of the property consists of an open-maintained lawn area with ornamental landscaping. The site also contains three specimen trees.

The applicant proposes to subdivide the property into two lots for two single-family residential dwelling units. The existing house, detached garage, and driveway will be removed. Access to the lots from Quince Orchard Road will be provided by a 20-foot wide shared driveway. Both lots will tie into the existing public water and sewer system. The existing well and septic system will be abandoned. The development of the site results in an afforestation requirement of 0.15 acres, which the applicant proposes to meet by purchasing the appropriate amount of forest credits in an off-site forest conservation bank. Staff then briefly discussed a minor correction to Condition 11, which staff noted has been reflected in the accompanying Resolution.

Mr. Josh Maisel, member of the applicant's team, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion.

***5. Meridian at Grosvenor Village** --- Site Plan Amendment No. 82000006D: Request to amend the Site Plan to reconfigure one of the courtyards and seating area to accommodate a multipurpose play surface; 30.0-acre property zoned PD-25, located at 5230 Tuckerman Lane, within the 1992 North Bethesda/Garrett Park Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Limited Site Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.

Planning Department staff offered a multi-media presentation and discussed a proposed Site Plan Amendment request to modify an approved courtyard configuration. The 30-acre site, identified as Parcel F of the Meridian at Grosvenor Village, is located on the west side of Tuckerman Lane, and zoned Planned Development in the North Bethesda/Garrett Park Master Plan area. The area subject to the proposed Amendment is a courtyard space located between the existing Meridian at Grosvenor Village mixed-use building to the north and the Avalon at Grosvenor Station apartments to the south. The existing courtyard includes a lawn area, plantings, pavers, a wood trellis, and seating. In 1999, the original Site Plan for the Meridian at Grosvenor Village was approved for 860 multi-family dwelling units, including 110 Moderately Priced Dwelling Units (MPDUs), and 8,600 square feet of ancillary retail uses. Since the original approval, the Site Plan has been amended through administrative approval processes and Limited Site Plan Amendments, including the relocation of the required retail from Building 3 to Building 5 within the Grosvenor Village site, and revision to the courtyard light fixtures, benches, and landscaping. The modified courtyard will remain publicly accessible.

Currently, a portion of the existing ancillary retail is occupied by a convenience store, a dentist, and an accountant, but the remaining square footage has been vacant since the building's initial occupancy in 2009. The applicant proposes to occupy the vacant square footage with a child daycare facility of approximately 50 children between the ages of six weeks and five years, with up to 15 employees, for which the applicant has filed a preliminary plan and a site plan amendment application. However, since filing the applications, the Montgomery County Department of Permitting Services (DPS) has issued a building permit for the child daycare facility, and based on the DPS determination that the child daycare facility is a permitted use in

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***5. Meridian at Grosvenor Village**

CONTINUED

the zone, and the issuance of the building permit, the applicant has revised the Site Plan Amendment application, and intends to withdraw the Preliminary Plan amendment application upon approval of the revised Site Plan amendment.

Staff was contacted by residents who expressed concern with the potential for excessive internal and external noise from the proposed daycare use. Following a meeting with Meridian at Grosvenor Village residents to address noise concerns, discuss the reconfiguration of the existing courtyard, and answer any other questions of existing residents, a revised Statement of Justification was submitted in which the applicant agreed to add additional soundproofing, to thicken the demising walls between the child daycare facility and the adjacent residential units, and to eliminate proposed playground equipment in the courtyard.

Mr. Steve Robins, attorney representing the applicant, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to Mr. Robins.

3. Briefing on Short-Term Bicycle Parking Study

Staff Recommendation: Receive a Briefing on an Analysis of Short-term Bicycle Parking in 19 Commercial Areas

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department staff offered a multi-media presentation and discussed the Short-Term Bicycle Parking Supply Analysis of commercial areas in the County. The study, which will become an appendix to the Bicycle Master Plan, presents data regarding the current availability and condition of short-term bicycle parking, and whether current conditions meet the County Zoning Code requirements for bike racks and other facilities. Staff noted that the analysis does not address demand, nor does it account for Metrorail stations or schools. The data was collected using an online tool designed to identify the location of bike racks and to tag the location with descriptive data such as number of parking spaces and a photo. The study analyzed existing short-term bicycle parking in 1,152 blocks within 19 of the 30 Bicycle Pedestrian Priority Areas (BiPPA) in the County, including the Bethesda and Silver Spring Central Business Districts (CBDs). Of these 1,152 blocks, 665 have a need for short-term bicycle parking. Of these 665 blocks, 78 percent currently have no short-term bicycle parking and 85 percent have insufficient short-term bicycle parking based on the bicycle parking rates in the Montgomery County's Zoning Ordinance. In total, 2,025 additional, short-term bicycle parking spaces are required, with 80 percent of this deficit occurring in five areas: Bethesda CBD, Friendship Heights CBD, Silver Spring CBD, Wheaton CBD, and in White Flint.

To address the need for short-term bicycle parking, the Plan recommends that the County establish a bicycle parking program that will be responsible for developing a bicycle parking implementation plan aimed at improving bicycle parking in commercial buildings, transit stations, schools, recreation centers, libraries, other public facilities and multi-family residential buildings; maintaining the geospatial inventory of short-term parking used in this analysis and expanding it to include long-term bicycle parking at commercial and multi-family residential buildings; ensuring that all new bicycle racks conform to industry standards; replacing sub-standard bike racks with those that conform to industry standards; and increasing the supply of long-term bicycle parking spaces in transit stations, commercial areas, and multi-family dwelling units.

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3. Briefing on Short-Term Bicycle Parking Study

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There followed extensive Board discussion with questions to staff, during which the Board recommended including short-term bicycle parking as a requirement for meeting Transportation Demand Management goals, and the possible use of modular bike racks.

4. **Forest Conservation Program Annual Report** --- Review the performance of the forest conservation program.

Staff Recommendation: Approval to Transmit Annual Report Data to Maryland State Department of Natural Resources

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: **Approved staff recommendation to transmit the Forest Conservation Program Annual Report Data to Maryland Department of Natural Resources, as stated in the attached transmittal letter.**

Planning Department staff offered a multi-media presentation and discussed the FY16 Forest Conservation Program Annual Report. Staff noted that the State Forest Conservation Law requires each jurisdiction to submit a yearly report to the Maryland Department of Natural Resources that includes specific data regarding implementation and enforcement efforts. According to staff, while the total acres of forest clearing exceeds the total acres planted, the number of acres cleared has generally decreased since 1994, with the amount of onsite retained forest remaining generally high. Staff credits developments such as Spring Arbor and Barnesville Oaks that have reduced Limits of Disturbance, with the 800-acre Barnesville Oaks subdivision project removing only 40 of the existing 136 acres of forest and permanently protecting the remaining forest. In FY16, 195 acres of forest were placed in permanent conservation within 11,573 acres of forest conservation easement areas, and two new forest conservation banks were established at Dayspring property in Great Seneca Creek Conservation Park and the Damascus/Snow property, now the Bennett Creek Conservation Park. Forest Conservation Bank transactions totaled 51 acres in FY16.

Staff detailed the Planning Department and the Parks Department reforestation efforts, particularly the Forest Conservation Fund, in which in-lieu fees are paid by developers when on-site planting is impractical or when no forest mitigation banks are available. The forest conservation fund is then used to fund planting in un-forested streamvalleys. Since 2008, over 32 acres of forest have been planted in six different parks, including Oak Ridge Stream Valley Park, Rachel Carson Conservation Park, Watts Branch Stream Valley Unit #3, Ray's Meadow Local Park, Rock Creek Regional Park, and Reddy Branch Stream Valley Park. Due to the ongoing emerald ash borer infestation, fee-in-lieu funds will be used to replant removed ash trees, with

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4. Forest Conservation Program Annual Report

CONTINUED

550 trees scheduled to be planted this spring. The same fund is also used as a resource for volunteer events and the Leaves for Neighborhoods program, which offers \$40.00 coupons that are redeemable at participating County nurseries solely for the purchase of trees.

Staff then discussed the results of a Forest Trend Analysis, which analyzed forest coverage from 1951 through 2015. The study shows that the County forest cover grew slightly to approximately 29.3% in 2015, up from 28.8 percent in 2008 and 26 percent in 1951.

There followed extensive Board discussion with questions to staff, during which the Board requested that staff return to discuss the appropriate use of the in-lieu fees paid to the Forest Conservation Fund. The Board also recommended that the results of the Forest Trend Analysis be made available to the public, and that staff track the progress of reforestation efforts associated with emerald ash borer infestation.

~~6. Approved Greater Lyttonsville Sector Plan~~ — Montgomery County Planning Board
Resolution of Adoption — **REMOVED**
Staff Recommendation: Approve Resolution and Transmit to Full Commission

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

8. Request to Reconsider March 30, 2017 Consent by the Planning Board of Amendment to Supplementary Declaration of Covenants and Restrictions for Longmead Crossing Community Services Association, Inc.

BOARD ACTION

Motion: CICHY/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSTAINED

Action: Approved staff recommendation to reconsider the Amendment to Supplementary Declaration of Covenants and Restrictions for Longmead Crossing Community Services Association, Inc., and to set a hearing date upon submission of a formal application.

Following a brief presentation and discussion by legal staff regarding the reconsideration request for the Supplementary Declaration of Covenants and Restrictions Amendment for Longmead Crossing Community Services Association, Inc., the Board approved the request to reconsider its previous decision. Staff noted that because Commissioner Dreyfuss was absent during discussion of the proposed Amendment, he should not participate in the reconsideration request discussion and voting.

There followed a brief Board discussion.

7. Briefing on the Status of the Process for the Cemetery Delineation**BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing.**

Planning Department staff briefed the Board regarding the status of the Sketch Plan for the Westwood Shopping Center presented to the Board at the February 23 meeting, specifically an update on the applicant's progress on a cemetery delineation study. The applicant has contracted with the Ottery Group cultural resource consulting firm, who are currently in the initial research phase of the study, with field work scheduled to begin in May and to be completed in June. Staff plans to return to the Board with another update in May.

Staff then briefly discussed a March 16 letter to Chair Anderson sent from the Office of the County Executive and the County Council President, in which they recommended that the Planning Board, members of the Macedonia Baptist Church congregation, and representatives of the Council and Executive Branches meet with a neutral third-party mediator to seek an agreement regarding the study. Planning Department staff is amenable to the mediation process, which is to take place concurrently with the cemetery delineation study.

There followed a brief Board discussion with questions to staff.