



**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 20, 2017, at 9:03 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 8:40 p.m.

Present were Chair Casey Anderson, Vice Chair Marye Wells-Harley, and Commissioner Gerald R. Cichy. Commissioner Natali Fani-González joined the meeting at 9:04 a.m., and Commissioner Norman Dreyfuss was necessarily absent.

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

Item 5 was removed from the Planning Board agenda.


The Board recessed for lunch at 11:56 a.m. and reconvened in the auditorium at 1:20 p.m.


Items 7 through 15 are reported on the attached agenda.

The Board recessed for dinner at 4:57 p.m. and reconvened in the auditorium at 6:33 p.m. to take up Item 17, a Mandatory Referral for Ourisman Honda of Bethesda.

Item 16 was removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 8:40 p.m. The next regular meeting of the Planning Board will be held on Monday, July 24, 2017, in the Montgomery Regional Office in Silver Spring, Maryland.

  
M. Clara Moise  
Sr. Technical Writer/Editor

  
James J. Parsons  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting  
Thursday, July 20, 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**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**\*C. Other Consent Items**

**1. Elizabeth Square, Preliminary Plan Amendment No. 12015003A** --- CBD-1 zone and CBD-2 zones, 3.12 acres, Request to modify condition 1 to allow for the creation of three (3) lots to allow for phased platting prior to final assemblage of the project into one (1) lot; located in the northwest quadrant of the intersection with Second Avenue and Apple Avenue; Silver Spring CBD Sector Plan.

*Staff Recommendation: Approval*

**2. Priddy Property: Extension Request for Preliminary Plan No. 120170160** --- Request to extend the regulatory review period by three months to December 1, 2017; to subdivide the Subject Property into 8 lots for 8 detached single family houses, located at 13511 Query Mill Road; 26.925 acres, RE-2; 2002 Potomac Subregion Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: 1. & 2. WELLS-HARLEY/CICHY**

**Vote:**

**Yea: 1. & 2. 3-0**

**Nay:**

**Other: DREYFUSS & FANI-GONZALEZ ABSENT**

**Action: 1. Approved staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.**

**2. Approved staff recommendation for approval of the Preliminary Plan Extension cited above.**

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of June 29, 2017

**BOARD ACTION**

**Motion: WELLS-HARLEY/CICHY**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: DREYFUSS & FANI-GONZALEZ ABSENT**

**Action: Approved Planning Board Meeting Minutes of June 29, 2017, as submitted.**

**2. Roundtable Discussion**

- Planning Director's Report

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing.**

**Planning Department Director's Report** – Planning Department Director Gwen Wright briefed the Board on the following ongoing and upcoming Planning Department events and activities: the status of the Rock Spring Sector Plan, with County Council Planning, Housing, and Economic Development (PHED) Committee worksessions completed, and presentation to the Full Council scheduled for September; the status of the White Flint 2 Sector Plan, with transmittal to the Full Council scheduled for August 11; the status of the Grosvenor-Strathmore Metro Area Minor Master Plan Amendment, with a Planning Board worksession and possible vote-out scheduled for July 27, and transmission to the Full Council in August; the status of the Bethesda Downtown Sector Plan Design Guidelines, with a Planning Board worksession scheduled for July 27; the status of the Bethesda Overlay Zone (BOZ), with the Council approving a Zoning Text Amendment for the BOZ on July 18; the continuing work on the Veirs Mill Road and MARC Rails Community Plans; the status of the Bicycle Master Plan, with a briefing scheduled for today, and work on recommended improvements in Downtown Silver Spring currently in progress; the status of the rental Housing Study, with a Full Council briefing on July 18, and PHED Committee discussion on specific recommendations scheduled to begin in October; the status of the Retail Trends Study, the Employment Trends Study, and the Senior Housing Study; the recent American Planning Association Conference in New York, with two sessions organized by staff receiving a top 10 ranking; and the continuing celebration of the 90<sup>th</sup> anniversary of the Commission with a Diversity Council CONNECT event scheduled for August 23.

Ms. Katherine Nelson, Area 3 Planner Coordinator, then offered a multi-media presentation and discussed the Montgomery County Forest Planting Program, specifically the volunteer program. To aid in reforestation work associated with trees lost due to emerald ash borer infestation, the fee-in-lieu forest conservation fund has been used to plant approximately 32 acres of park sensitive areas in six different locations. In an effort to lower the significant maintenance costs, staff have utilized volunteers, especially at Rachel Carson Conservation Park and Reddy Branch Stream Valley Park, both of which have volunteer committees. The

**CONTINUED ON NEXT PAGE**

**2. Roundtable Discussion**

CONTINUED

Forest Conservation Fund resources were used for these volunteer projects, which help with ongoing maintenance, invasive vine removal, deer protection replacement, and occasional tree planting. The Planning Department hosts approximately 100 volunteers in five or six work projects per year, with total cost to date at \$10,242.23, a fraction of the cost of hiring contractors to do similar work. Using the Department's long-time relationship with the Izaak Walton League as a model, staff has begun work to establish a similar relationship with the Maryland Multicultural Youth Center and the Montgomery County Conservation Corps in which one or two of the planting sites that currently have no volunteers would be adopted and maintained by members of the two groups on an annual or semi-annual basis. Staff hopes to begin training youth and crew chiefs in established methodologies and conservation practices in October.

There followed a brief board discussion with questions to staff.

3. **Concept Plan for the renovation of Long Branch-Wayne Local Park --- 6.1 acres,** located at 509 East University Boulevard at the intersection of East Wayne Avenue, Silver Spring, MD, within the East Silver Spring Master Plan area.

*Staff Recommendation: Approve Recommended Concept Plan, Including Cost Estimate*

**BOARD ACTION**

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

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS ABSENT**

**Action: Approved staff recommendation to approve the Concept Plan cited above, as discussed during the meeting.**

Parks Department staff offered a multi-media presentation and discussed the proposed Concept Plan to renovate the existing Long Branch-Wayne Local Park, including the estimated cost. Staff noted that they are also seeking approval to include Phases 1 and 2 of the proposed renovations in the FY19-24 Capital Improvements Program (CIP). The 6.1-acre park is located on the west side of University Boulevard (MD193), bounded by East Wayne Avenue to the north, the Long Branch Stream Valley Unit (SVU) 2 to the west, and Glenville Road to the south. The existing park amenities include a picnic shelter, a large rectangular athletic field, a playground, a full basketball court, a softball backstop, paved pathways, open space, a large stormwater management facility, and an asphalt parking lot with 19 spaces. Staff noted that limited parking has led to illegal parking on East Wayne Avenue, which has caused circulation problems on that road. Vehicular access to the park is from East Wayne Avenue via a paved driveway. Pedestrian access to the eastern portion of the park is provided via a sidewalk along MD193, while a 30-riser concrete stairway and pedestrian bridge provide access from the opposite side of the Long Branch Stream Valley.

According to staff, though the park currently offers functional program elements that are consistent with other local parks in the area, the overall quality and the connections between these spaces and elements could be significantly improved. Steep topography, groupings of shade trees, and understory vegetation throughout the eastern half of the site significantly limit visibility into the park and make it difficult to provide accessible pedestrian connections between park amenities. The steep topography also causes significant erosion of the athletic field. The playground is in a low-lying area of the park that is difficult to see from perimeter roadways. Eroded dirt pathways radiate down steep slopes from the picnic shelter to the playground, rectangular athletic field, basketball court, and parking lot. Additional accessible pathways, ramps, and stairway connections are needed throughout the park.

**CONTINUED ON NEXT PAGE**



**3. Concept Plan for the renovation of Long Branch-Wayne Local Park**CONTINUED

Since March 8, 2016, staff held three separate public meetings to gain feedback from the community, as well as a meeting with the Pickwick Village Homeowners Association. The concept plans were also posted to the website on two separate occasions, along with a request for community feedback. Based on initial feedback, staff developed four alternative Concept Plans, with Concept 2 being the preferred concept. Staff then developed four different versions of Alternative 2, with Concept B being chosen as the preferred concept during the third community meeting.

Staff proposes to renovate the park in three phases. Phase 1, at \$1,982,000, will include relocating the playground uphill to the east and renovating it as a multi-level play area to compliment the sloping topography, improved connections along the park perimeter and between park amenities, Americans with Disabilities Act (ADA) accessibility improvements, and streetscape improvements along University Boulevard. Phase 2, at \$1,578,000, will include a new parking lot to the west of the existing lot; relocating the existing basketball court to the west; upgrading the shelter structure, including more seating, and an upgraded grilling area; new stormwater management facilities; and new pedestrian connections. Phase 3, at \$1,939,000, will include a complete renovation of the athletic field, including substantial soil enhancements, regrading, and irrigation, and an exercise loop path with equipment stations that will circle the field; a new accessible at-grade wooden pedestrian bridge; widening Wayne Avenue to alleviate vehicular circulation issues; and stream buffer enhancements. Staff recommends combining Phases 1 and 2 in order to deliver the playground renovation at the same time as the parking lot expansion, resulting in full accessibility and increased construction efficiency.

Mr. Daniel Edelstein of East Schuyler Road, and Ms. Nina Muys, adjacent property owner, offered testimony.

There followed extensive Board discussion with questions to staff, Mr. Edelstein, and Ms. Muys, during which the Board recommended that staff include the proposed pedestrian bridge in Phase 1 of the project, and provide restroom facilities. The Board also recommended the removal of the vegetation from the existing stairway area until the implementation of Phase 3.

4. **Concept Plan for the renovation of Dewey Local Park** --- 9.03 acres, located at 11720 Dewey Road approximately 2,000 feet south of its intersection with Randolph Road, within the Kensington Wheaton Master Plan area.

*Staff Recommendation: Approve Recommended Concept Plan, Including Cost Estimate*

**BOARD ACTION**

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

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS ABSENT**

**Action: Approved staff recommendation to approve the Concept Plan cited above.**

Parks Department staff offered a multi-media presentation and discussed the proposed Concept Plan to partially renovate the existing Dewey Local Park. The approximately 14.5-acre park is located on the west side of Dewey Road, approximately 2,000 feet south of its intersection with Randolph Road, and is bounded by Rock Creek Park Stream Valley Unit 4 to the north, west, and south. Vehicular access to the park is currently provided via two separate, unconnected entrances off Dewey Road. The southern entrance provides access to a 27-space parking lot and the northern entrance, located adjacent to the playground, provides access to a 23-space parking lot and a Washington Suburban Sanitary Commission (WSSC) subsurface sewage storage facility. Pedestrian access to the park is provided via an existing public sidewalk along Dewey Road, the Rock Creek Trail, and a connector trail from nearby Randolph Hills Local Park. Existing park facilities include four tennis courts located above the WSSC facility, a basketball court also located on top of the WSSC facility, a playground, a rectangular athletic field, and approximately 1,200 linear feet of the regional Rock Creek Trail. According to staff, the existing facilities are outdated, deteriorating, and difficult to maintain. The court area surface over the WSSC facility is in extremely poor condition. The basketball court has been closed to use for several years because the posts can no longer be safely attached to the underlying concrete slab. Only two of the four tennis courts have nets, and since the tennis courts in nearby Randolph Hills Local Park were recently renovated, tennis is no longer necessary at Dewey Park to serve the community’s needs. The playground equipment is old, in poor condition, and needs to be replaced. In addition, many other site issues need to be addressed, including universal access non-compliance, the poor condition of the Rock Creek Trail along the park frontage, poor sight distance for trail users at the southern vehicular entrance, and the lack of stormwater treatment and management facilities.

Staff noted that following a May 26, 2015 assembly that was attended by staff and students from Veirs Mill Elementary School, a “Ropes and Bridges” theme for the park was decided on. Staff recommended renovations for the park include a 22,000-square foot dog park

**CONTINUED ON NEXT PAGE**

**4. Concept Plan for the renovation of Dewey Local Park**CONTINUED

with separate areas for large and small dogs; a 2,400-square foot seven-piece outdoor gym; a 150-foot by 64-foot street hockey/futsal facility with dasher boards and fencing; a new multi-age themed playground, which will include a hill slide, a picnic shelter with picnic tables, a five-foot wide cycle track with traffic signs to provide a safe place for beginning cyclists and skaters, seat walls, and benches; trail improvements; additional parking; and stormwater treatment and management facilities. The total estimated cost of the improvements is \$1,999,349, \$74,500 of which will be funded through a donation by the Washington Capitals to the Montgomery Parks Foundation. Another \$357,000 will be provided from Montgomery County Public Schools for the displaced park facilities in Rock Creek Hills Park. The remaining \$1,568,000 is proposed to be funded from the Refresher Project Description Form in the FY19-24 Capital Improvements Program. The next steps for the proposed renovations include continued coordination with WSSC, completion of design elements, and obtaining all regulatory approvals. Phased construction is scheduled to begin in FY18 using available funds.

Messrs. Andrew Green, representing the Kensington Hockey Club, and Sud Chand, representing the District of Columbia Hockey League, offered testimony.

There followed a brief Board discussion with questions to staff.

~~5. **White Oak Local Area Transportation Improvement Program (LATIP) Mitigation Payment Schedule** — Review the proposed LATIP fee schedule as described in Appendix 4 of the recently approved LATR Guidelines. County Council, MCDOT and DPS staff have been invited to attend this discussion. — REMOVED~~

~~*Staff Recommendation: Approve Appendix 4 as referenced in the revised LATR Guidelines*~~

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**6. Bicycle Master Plan Update**

*Staff Recommendation: Receive an Update on the Status of the Bicycle Master Plan, Including an Overview of June Public Meetings and the Bicycle Master Plan Bicycle Facility Design Toolkit*

**BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing followed by discussion.**

Planning Department staff offered a multi-media presentation and updated the Board on the Bicycle Master Plan, specifically the outreach efforts for the preliminary bikeway recommendations and the Bicycle Facility Design Toolkit. According to staff, public outreach efforts occurred between June 1 and June 17, including five public meetings held in Silver Spring, Bethesda, Olney, Germantown, and Burtonsville, and launching of the Bikeway ReactMap, an online feedback map. Staff also implemented an online portal that includes preliminary bikeway recommendations, the Bikeway ReactMap, and offers a narrated summary of the status of the Plan. Transit ads were also placed at Metrobus stops located in the Montgomery Village, White Oak, Aspen Hill, Veirs Mill Road, and Long Branch Areas, as well as at the Shady Grove, White Flint, Grosvenor-Strathmore, Medical Center, Bethesda, Friendship Heights, Silver Spring, Wheaton and Glenmont Metrorail stations.

Staff then discussed the Bicycle Facility Design Toolkit, which is intended to give guidance to anyone implementing the recommendations in the Bicycle Master Plan about how to achieve the goals of the Plan from a design perspective. The toolkit is divided into four sections, including a section that describes each of the five bikeway facility types, a section that describes and provides guidance regarding different intersection treatments, a section that provides additional details on separated bike lanes, and a section that details neighborhood greenway treatments. The next steps for the Plan include a revised bikeway network, a complete data analysis, prioritized recommendations, and a Working Draft of the Plan.

There followed a brief board discussion with questions to staff, during which the Board recommended consulting area cyclists in order to develop ways to accommodate their recommendations regarding new bikeway construction, safety issues, programs and policies, and proper use of Metrobus bicycle facilities. The Board also instructed staff to explore ways to include more bicycle parking at area parks.

**\*7. Manfield Property, Preliminary Plan No. 120160360 --- R-60 Zone, 0.66 acres, Request for two lots for two one-family detached dwelling units; located at 5115 Bradley Boulevard approximately 500 feet west of its intersection with Fairfax Road, Bethesda-Chevy Chase Master Plan.**

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

**BOARD ACTION**

**Motion: CICHY/WELLS-HARLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS ABSENT**

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

In keeping with the July 10 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan request to subdivide a recorded lot into two lots for the construction of two one-family detached dwelling units on a 0.66-acre property located on Bradley Boulevard approximately 500 feet west of its intersection with Fairfax Road in the Bethesda-Chevy Chase Master Plan area. The property is currently developed with a one-family detached house, a detached garage, and a front yard tennis court. The entire site is flat and contains large trees, shrubs, and ornamental plantings and is enclosed by a 6-foot high board-on-board fence. The applicant will record an ingress/regress easement over an existing driveway which will permit both lots access to MD 191. The applicant will also dedicate approximately 1,325 square feet of land along the property frontage to accommodate the 1990 Bethesda-Chevy Chase Master Plan recommendations for a right-of-way width of 120 feet on MD 191.

Staff also added that there is no Forest Conservation requirement

Mr. Michael Norton of Norton Land Design, representing the applicant, Ms. Melanie Manfield, also present, offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion.

**\*8. Camberwell, Lot 13 Preliminary Plan Amendment No. 11995016B ---** Amendment to a Preliminary Plan for Forest Conservation Plan Purposes. A request to remove 10,050 square feet of an existing Category I Conservation Easement on Lot 13, Block B, Camotop, Plat No. 21390; located at 10220 Iron Gate Road in the RE-2 zone; Potomac Sub-Region Master Plan.

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

**BOARD ACTION**

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

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS ABSENT**

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

In keeping with the July 6 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan Amendment request for Forest Conservation Plan purposes. The request is to remove 10,050 square feet of an existing Category I Conservation Easement on Lot 13, Block B located on Iron Gate Road, approximately 1,200 feet southwest of its intersection with Democracy Boulevard, in the Potomac Sub-Region Master Plan area. Staff also discussed corrections to two conditions of approval.

Staff noted that the property is a 2.03-acre flag lot with pipe-stem to Iron Gate Road. There are no residential structures on the lot but the property does contain a standard hard surface tennis court with lighting and approximately 24,662.7 square feet of existing Category I Conservation Easement separated in two areas. The final revised Forest Conservation Plan (FCP) shows 10.34 acres of existing forest with 5.38 acres being retained and 4.96 acres being cleared, generating 0.25 acres of reforestation requirement that was satisfied by retaining additional forest on site. All retained forest areas were placed into Category I Conservation Easements. The applicant is requesting that the Planning Board amend the approval of both the Preliminary Plan and the FCP to remove a portion of the Category I Conservation Easements on Lot 13. The applicant proposes to mitigate for the loss of the 10,500 square foot area of conservation easement by purchasing the required acreage in an off-site forest bank at a 2 to 1 ratio.

Mr. David M. D'Amore, general contractor representing the applicant, offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

**\*9. Topgolf Germantown --- Preliminary Plan Amendment No. 12007065B & Site Plan No. 820170010**

**A. Preliminary Plan Amendment 12007065B:** Create one lot for up to a 64,232-square foot building with 102 golf hitting bays and a restaurant, located on the east side of Century Boulevard, approximately 700 feet east of its intersection with Aircraft Drive; 12.1 acres, CR2.0 C-1.5, R-1.5, H-145; Germantown Employment Area Sector Plan.

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

**B. Site Plan 820170040:** Application to construct a 64,232-square foot building with up to 102 golf hitting bays and associated on-site restaurant, located on the east side of Century Boulevard, approximately 700 feet east of its intersection with Aircraft Drive; 12.1 acres, CR2.0 C-1.5, R-1.5, H-145; Germantown Employment Area Sector Plan.

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

**BOARD ACTION**

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

**Vote:**

**Yea:**                    **A. & B. 4-0**

**Nay:**

**Other:**                **DREYFUSS ABSENT**

**Action:**            **A. Approved staff recommendation for approval of the Preliminary Plan Amendment request cited above, subject to revised conditions, and as stated in the attached Resolution adopted at the meeting.**

**B. Approved staff recommendation for approval of the Site Plan cited above, subject to conditions, as stated in the attached Resolution adopted at the meeting.**

In accordance with the July 7 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan Amendment and a Site Plan request to create one lot for the construction of a 64,232-square foot building with 102 golf hitting bays and a restaurant on a 12.1-acre property located on the east side of Century Boulevard, approximately 700 feet east of its intersection with Aircraft Drive in the Germantown Employment Sector Plan area. Staff noted that the property is currently cleared, rough graded and has a large stormwater management facility on its northern corner. The topography is highest along the I-270 ramp edge in the east, and lower along the Century Boulevard frontage in the west. There are no streams, natural wet lands or rare or endangered species on or immediately adjacent to the property.

Staff also noted that the applicant proposes to build a golf driving range on the property. While the application provides adequate street activation with outdoor seating for restaurant

**CONTINUED ON NEXT PAGE**



**\*9. Topgolf Germantown --- Preliminary Plan Amendment No. 12007065B & Site Plan No. 820170010**

CONTINUED

patrons and lawn games areas it does not provide adequate connectivity or place-making features in the remainder of the public open space. These goals are consistent with the Sector Plan vision and recommendations for this property. Staff recommends that the application incorporate additional design elements that engage the public open space and sidewalk on Century Boulevard, as discussed in the staff report. Staff also added that the property is covered by an approved Final Forest Conservation Plan as amended.

Mr. Chris Ruhlen, attorney representing the applicant, introduced members of the applicant's team, discussed the proposed plan and concurred with the staff recommendation.

Mr. Thomas Boerman, member of the applicant's team, offered a multi-media presentation and discussed the vision and mission of Topgolf.

There followed extensive Board discussion with questions to staff and the applicant's attorney.

**\*10. Rothbard Property, Preliminary Plan No. 120170140 ---** Request to convert part of an outlot into a buildable lot for a one-family detached dwelling, located on the east side of Stonebarn Lane, approximately 1000 feet east of its intersection with Squires Court; 9.77 acres, RE-2 zone; Potomac Sub-Region Master Plan.

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

**BOARD ACTION**

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

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS ABSENT**

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

Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan request, as discussed in detail in the July 7 technical staff report, to convert part of an outlot into a buildable lot for a one-family detached dwelling unit on a 9.77-acre property located on the east side of Stonebarn Lane, approximately 1000 feet east of its intersection with Squires Court in the Potomac Sub-Region Master Plan area. Staff noted that the property is currently undeveloped with no structures but does have an old farm pond located in its center. The property has two road frontages, with Stonebarn Lane located on the western side, and Travilah Road located on the east. There is an existing stream which starts with the pond and continues to flow southeastward until it goes under Travilah Road.

Staff also noted that a Final Forest Conservation Plan (FCP) has been submitted as part of the application. Based on the total tract area of this parcel and the existing 1.07 acres of forest, the forest conservation requirement is 1.86 acres. The application meets the requirement of the FCP by retaining all 0.58 acres of existing high-priority forest and planting an additional 1.86 acres on site, in addition to the 8,300 square feet of buffer averaging plantings.

Mr. Charles Grimsley of Landmark Engineering, representing the applicant, offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion.

**\*11. Burtonsville McDonalds: Site Plan No. 820150020** --- Request to replace an existing McDonald's restaurant and drive-thru with a 4,400-square foot restaurant with dual ordering kiosks; 2.4 acres; CRN Zone; located on the south side of Old Columbia Pike (MD 198), approximately 530 feet southwest of the southbound Columbia Pike on-ramp, in Burtonsville; 2012 Burtonsville Crossroads Neighborhood Plan.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion:** CICHY/FANI-GONZÁLEZ

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** DREYFUSS ABSENT

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

In keeping with the July 10 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Site Plan request to replace an existing McDonald's restaurant and drive-thru with a 4,400-square foot restaurant with dual ordering kiosks. The 2.4-acre property is located on the south side of Old Columbia Pike (MD 198), approximately 530 feet southwest of the southbound Columbia Pike on-ramp, in the Burtonsville Crossroads Neighborhood Plan area. Staff noted that the plan includes an entrance feature that improves the pedestrian realm and give this section of main street some character. The improvements include a lead-in walkway directly in front of the restaurant that is framed by a pair of benches and landscaping. The seating area also has knee-high brick walls on both sides that define the pedestrian connection to the property. The streetscape, entrance feature, and new building will significantly improve the existing site and the overall appearance of the commercial area.

Staff also noted that the proposed public use space and amenities have been influenced by the recommendations contained in the Neighborhood Plan, which are designed to create a main street along MD 198. A Forest Conservation Plan (FCP) was also submitted with the application. The Net tract area for forest conservation includes the 2.29-acre property and 0.14 acres of off-site improvements for a total of 2.43 acres. The applicant proposes to remove approximately 0.25 acres of the 0.80 acres of forest on site for necessary grading and construction of stormwater management facilities. The applicant also proposes to satisfy the necessary forest conservation requirements by retaining 0.55 acres of existing forest on site with a Category I Conservation Easement with no forest planting requirement.

Ms. Elizabeth Rogers, attorney representing the applicant, briefly discussed the proposed request and concurred with the staff recommendation.

**CONTINUED ON NEXT PAGE**

**\*11. Burtonsville McDonalds: Site Plan No. 820150020**

CONTINUED

Mr. Sean Lindaman of Nobis Engineering, engineer for the applicant, offered comments and answered questions from the Board.

Mr. Sebastian Smooth of Rainbow Drive representing the Coalition to Fix MD 198, offered testimony.

Vice Chair Wells-Harley recommended that the applicant consider adding more outside seating amenities, such as picnic tables and a covered patio, and more green open space.

There followed a brief Board discussion with questions to staff and the applicant's attorney.

**\*12. Clarksburg Childcare Center: Preliminary Plan No. 120140050 with Final Water Quality Plan ---** Request to convert an existing parcel to a lot to accommodate an approved Special Exception (S-2850) for a child daycare facility with no more than 52 children and six (6) staff members; Located on Frederick Road (MD 355), approximately 440 feet southeast of Suncrest Avenue; 1.05 acres; R-200 Zone; 1994 Clarksburg Master Plan & Hyattstown Special Study Area.

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

**BOARD ACTION**

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

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** DREYFUSS ABSENT

**Action :** Approved staff recommendation for approval of the Preliminary Plan request and Final Water Quality Plan cited above, subject to revised conditions discussed during the meeting, and as stated in the attached adopted Resolution.

In accordance with the July 7 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan request and the associated Final Water Quality Plan, to convert an existing parcel to a lot to accommodate an approved Special Exception (S-2850) for a child daycare facility with no more than 52 children and six staff members. The 1.05-acre property is located on Frederick Road (MD 355), approximately 440 feet southeast of Suncrest Avenue in the Clarksburg Master Plan & Hyattstown Special Study Area. Staff noted that the applicant is dedicating 4,659 square feet, or 0.107 acres, along the property frontage on MD 355, and installing a deceleration lane with access to the property limited to right in and right out turns only. To accommodate the childcare center needs, the applicant will improve the property by adding a 1,150-square foot addition on the east side of the house and also adding a 1,975-square foot outdoor play area. A parking area with 15 spaces will be constructed on the north side of the house. The existing waterline will be upgraded and the property will continue to be served by an on-site septic system. The required stormwater management and water quality plan goals will be met via a combination of micro bio-filtration planter boxes and a bio swale. Staff also noted that this application is exempt from the forest conservation requirements under the small property exemption rule.

Mr. Andrew Roy of Bluebill Lane and Mr. Phil Winter of Bluebill Lane, offered testimony.

Ms. Casey Cirner of Miles & Stockbridge, P.C. representing the applicant, Ms. Shirley Vesper, also present, introduced Ms. Lauren Wirth of Macris, Hendricks & Glascock, member of the applicant’s team, discussed the proposed request and concurred with the staff recommendation.

CONTINUED ON NEXT PAGE

**\*12. Clarksburg Childcare Center: Preliminary Plan No. 120140050 with Final Water Quality Plan**

CONTINUED

Ms. Lauren Wirth offered comments and answered questions from the Board.

Legal Counsel to the Board noted that the Resolution will be corrected to reflect the proposed changes discussed during the meeting, and will be submitted for adoption as a Consent Item at the next Planning Board meeting.

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

**\*13. Cabin Branch Infrastructure: Site Plan Amendment No. 82005015G** --- Limited Site Plan Amendment, for Forest Conservation purposes, to include a new pump station, revisions to the Stormwater Management plan, revisions to West Old Baltimore Road, minor forest conservation easement removals, and various other Forest Conservation Plan elements located along West Old Baltimore Road between MD 121 (Clarksburg Road) and I-270, MXPB and RMX-1/TDR Zones, Clarksburg Master Plan.

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

### **BOARD ACTION**

**Motion:** WELLS-HARLEY/CICHY

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** DREYFUSS ABSENT

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

In accordance with the July 7 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Limited Site Plan Amendment request, for Forest Conservation purposes, which includes installation of a new pump station, revisions to the Stormwater Management plan, revisions to West Old Baltimore Road, minor forest conservation easement removals, and various other Forest Conservation Plan elements. The 540-acre property is located along West Old Baltimore Road between Clarksburg Road (MD121) and I-270 in the Clarksburg Master Plan area. Staff noted that the property is currently under construction with multiple site plans applications, including residential, which is partially completed, and an outlet mall which has been completed. Staff also noted that this application is to revise the Site Plan to reflect forest conservation and final engineering modifications that have arisen during the build phase of the overall Cabin Branch neighborhood. Staff added that no revisions to the approved Final Water Quality Plan and no tree variance are required, but revisions to the Final Forest Conservation Plan and approval of additional stream valley buffer encroachments associated with the new culvert are required.

Mr. Bob Harris, attorney representing the applicant, Mr. Mike Conley of Winchester Homes, also present, introduced Mr. Gary Unterberg of Rogers Consulting, member of the applicant's team. Mr. Harris briefly discussed the proposed request, and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff, Mr. Harris and Mr. Conley.

**\*14. Randolph Farms, Site Plan No. 820170020** --- Site Plan application for 104 single-family attached townhomes, including 12.5% MPDUs; RT-15 Zone; 8.44 acres; located at the southeast quadrant of the intersection of Randolph Road and Putnam Road, within the North Bethesda/Garrett Park Master Plan area.

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

**BOARD ACTION**

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

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** DREYFUSS ABSENT

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

In accordance with the July 7 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Site Plan request to build 104 single-family attached townhomes, including 12.5 percent Moderately Priced Dwelling Units (MPDUs). The 8.44-acre property is located at the southeast quadrant of the intersection of Randolph Road and Putnam Road, within the North Bethesda/Garrett Park Master Plan area. Staff noted that the property is located approximately 1.1 miles west of the White Flint Metro Station. The Montrose Baptist Church, the Montrose Christian School, and the Montrose Christian Child Development Center are all located in several buildings on the site for a total of 88,940 square feet. Staff also noted that there is a large parking lot on the site with approximately 160 parking spaces. The school and the child care center have been in operation for over fifty years, with current student enrollment averaging 250, but at one time served 500 students.

Staff added that there is no forest on the property but the land use, zoning and net tract area result in an afforestation requirement of 1.29 acres of forest planting. Because the applicant is fulfilling the forest requirement off site, the easement area must be replaced at a ratio of 2 to 1. The applicant will purchase additional forest banking credits equal to planting 0.156 acres of forest. The Forest Conservation Plan includes approval of a variance request to impact the critical root zone of 20 trees that are considered high priority for retention. Since the applicant proposes to remove 13 of those trees, he is required to extend a shared use path east to Hunters Lane as a condition of Site Plan approval. Staff believes that denial of the variance would constitute a hardship to the applicant because the applicant cannot complete the project without fulfilling the associated condition for the Site Plan approval.

Mr. Bob Harris, attorney representing the applicant, Mr. Mike Conley of Winchester Homes, also present., introduced Mr. Kevin Foster of Gutschick, Little & Weber, member of the applicant’s team. Mr. Harris briefly discussed the proposed request and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff and Mr. Harris.



**\*15. Wright Property, Preliminary Plan 120160330** --- Request to approve six (6) lots for five (5) new single-family detached units and one existing house to remain; approximately 3.68 acres in the R-200 Zone; located at 203 Central Avenue in Gaithersburg; in the Great Seneca Science Corridor Master Plan area.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: CICHY/FANI-GONZÁLEZ**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS ABSENT**

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

In keeping with the July 10 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan request to re-subdivide three lots and parts of three additional lots to create six lots, which will accommodate the construction of five new single-family detached houses, with one existing single-family house to remain. The 3.68-acre property is located on Central Avenue in Gaithersburg in the Great Seneca Science Corridor Master Plan area. Staff noted that the Muddy Branch stream is located along the frontage of the property, which requires a sensitive approach and placing a high priority on minimizing environmental impacts to the stream valley buffer associated with the proposed development. To limit encroachment into the stream buffer, the applicant proposes to maintain the existing driveway onto Central Avenue, but will improve the driveway into a private road and shared driveway to serve all the proposed lots.

Staff also noted that the applicant should not provide a sidewalk along the frontage due to unique environmental constraints on the site, and doing so would potentially create an unsafe condition along this segment of Central Avenue. Montgomery County Department of Transportation (MCDOT) agreed that the applicant should enter into a covenant for future construction or improvements to Central Avenue, if it needs to be widened, as the County deems necessary as part of a more comprehensive study.

Staff added that the Preliminary Forest Conservation Plan (FCP) shows that 2.14 acres of forest will be cleared for construction of the five houses, driveways, and stormwater management facilities. Based on the proposed removal of forest and the 0.42 acres of forest retention, the total reforestation and afforestation requirements is 1.07 acres. The applicant proposes to fulfill the planting requirements by planting 0.19 acres onsite and 0.88 acres at an

CONTINUED ON NEXT PAGE

**\*15. Wright Property, Preliminary Plan 120160330**

CONTINUED

offsite forest bank. The applicant is also required to place the onsite planting area in a Category I Forest Conservation Easement. The applicant also submitted a variance request because the Plan would create an impact to the critical root zone of nine trees that are considered high priority for retention. Eight of the trees will be removed. The County Arborist recommended that the variance request be approved subject to mitigation. Staff noted that denial of the variance would constitute a hardship for the applicant.

Mr. Charles Grimsley of Landmark Engineering, representing the applicant, Mr. Warren Wright, also present, offered brief comments and concurred with the staff recommendation.

Legal Counsel to the Board clarified the request by MCDOT to require an easement from the applicant.

Chair Anderson recommended that staff requires the applicant to build sidewalks on Central Avenue where required, or contribute to the County's fund for construction of sidewalks.

There followed considerable discussion with questions to staff and the applicant's representative.

**17. Ourisman Honda of Bethesda - Mandatory Referral No. 2017015**

*Staff Recommendation: Forward comments to Montgomery County Department of Transportation*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/CICHY

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** DREYFUSS ABSENT

**Action:** Approved staff recommendation to forward comments to Montgomery County Department of Transportation, as stated in the attached transmittal letter.

Parks Department staff offered a multi-media presentation and discussed a Mandatory Referral request by Ourisman Honda of Bethesda. Staff noted that the request covers proposed improvements to the dealership property and the adjacent Capital Crescent Trail (CCT) within the Georgetown Branch right-of-way, which is owned by Montgomery County.

Staff noted that Ourisman Honda of Bethesda has been renovating its existing facilities with building additions since early 2016. A site plan approval by the Planning Board was not required and a building permit for the project was issued by the Montgomery County Department of Permitting Services (MCDPS) in December 2015. The project included expansion of the three-level parking garage, a new canopy for the drop-off area, renovations to the existing office and showroom space, American with Disabilities Act (ADA) improvements, a new elevator and other related items. A concrete wall, approximately 100 feet in length was built within Parcel B to screen the vehicle service operations from the trail users and adjacent residences. The concrete screening wall along the CCT and a taller concrete block wall on the southern façade of the garage addition were removed by Ourisman in April 2017. The County and Ourisman share a joint access easement with 10 feet located on Parcel A on the Ourisman side and 10 feet on Parcel B on the County trail side. In response to a resident's complaint, MCDPS determined that Ourisman encroached upon the trail portion of the joint access easement by extending its three-story parking garage addition over the top of the easement area, and by adding five steel supporting columns within the easement. The ground level area beneath the parking garage will be used to support Ourisman's car dealership operations.

Staff added that Ourisman also intends to build an entrance canopy over the trail easement area. Ourisman has identified a pinch point near the service entrance where they absolutely need to have a certain pavement width, which is partially within the trail easement, for their operations to function. In addition, the dealership proposes to locate a portion of two parking spaces and a guard shack within the trail portion of the joint access easement.

**CONTINUED ON NEXT PAGE**

**17. Ourisman Honda of Bethesda - Mandatory Referral No. 2017015**CONTINUED

Montgomery County Department of Transportation (MCDOT) proposes to allow the construction of the garage addition within the Georgetown Branch and have Ourisman Honda provide a number of improvements near the dealership to enhance the trail users' experience of the existing CCT. The proposal submitted by MCDOT as part of the Mandatory Referral review process includes a number of modifications to the CCT and the surrounding area. The plan proposes to widen the existing 14-foot wide asphalt trail to a total paved width of 16 feet. Within this widened paved area, two three-foot wide shoulder areas have been designated as pedestrian zones. The shoulder areas are located on either side of a 10-foot wide asphalt bicycle zone providing a buffer zone in front of the plaza areas on either side of the trail corridor. The buffer zones will be painted or otherwise designated with special pavement for differentiation, which will improve trail users' safety.

The Mandatory Referral application includes a Forest Conservation exemption request for the proposed improvements, since the improvements will not result in the clearing of any existing forest or specimen trees. One tree is proposed to be removed and five additional trees will be planted.

Ms. Diane Schwartz Jones, Director of MCDPS offered comments.

Mr. Chris Conklin of the Montgomery County Department of Transportation (MCDOT) also offered comments.

At the Board's request, Mr. Robert Brewer Jr., attorney representing Ourisman Honda of Bethesda, offered comments.

The following speakers offered testimony: Mr. Richard Hoya of Lucas Lane; Ms. Amy Patton of Leland Street and representing the Sacks Neighborhood Association; and Mr. Chuck Rybos of Leland Street.

There followed extensive Board discussion with questions to staff, Ms. Schwartz Jones, Mr. Conklin, and Mr. Brewer.

~~16. — Biennial Master Plan Monitoring Report for the 2010 White Flint Sector Plan, the 2010 Great Seneca Science Corridor Master Plan, and the 2006 Shady Grove Sector Plan —~~  
~~REMOVED~~

*Staff Recommendation: Approval to transmit to the County Council and County Executive*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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