



**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, September 14, 2017, at 9:03 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:15 p.m.

Present were Vice Chair Norman Dreyfuss, Acting Chair, and Commissioners Natali Fani-González, Gerald R. Cichy, and Tina Patterson. Chair Casey Anderson was necessarily absent.


Items 1 through 4, and Items 6 and 7 are reported on the attached agenda.

The Board recessed for lunch at 11:34 a.m. and reconvened in the auditorium at 1:03 p.m.

Items 8, 5, 9 and 10, discussed in that order, are reported on the attached agenda.

There being no further business, the meeting was adjourned at 4:15 p.m. The next regular meeting of the Planning Board will be held on Monday, September 18, 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, September 14, 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. The Quarry, Project Plan Amendment No. 92004004A** --- Project Plan Amendment 92004004A: Request for a 90-day extension to the regulatory clock for the Project Plan, to subdivide one lot approved for 47 condominium units with 44 new lots for 44 townhouses, located on the northeast side of River Road, approximately 1,500 feet west of the intersection with Seven Locks Road; 13.31 acres, Reviewed under the RMX-1 zone; Potomac Sub-region Master Plan.  
*Staff Recommendation: Approval*

**2. Brightview Grosvenor, Extension Request for Preliminary Plan No. 120170270 and Site Plan No. 820170090** --- Request to extend the regulatory review period by one month to October 19, 2017, to allow for the creation of one lot and the construction of a Residential Care Facility (over 16 persons); located at 5510 Grosvenor Lane; 2.75 acres of land in the R-90 Zone; within the 1992 North Bethesda-Garrett Park Master Plan area.  
*Staff Recommendation: Approval*

**3. Elizabeth Square, Extension of Sketch Plan No. 320170090** --- CR 3.0, C 2.0, R 2.75 H 90T and CR 5.0, C 4.0, R 4.75, H 145T zones, 3.62 acres, Request to extend the regulatory review period from September 14, 2017, to (and including) October 26, 2017; for a mixed-use development including up to 906 residential units, up to 5,451 square feet of non-residential uses, and a 120,058 government operated public recreation, aquatic, and service facility; located in the northwest quadrant of the intersection with Second Avenue and Apple Avenue; Silver Spring CBD Sector Plan.  
*Staff Recommendation: Approval of the Extension*

**4. 8600 Georgia Avenue, Extension of Site Plan No. 820170070** --- CR 5.0 C 4.0 R 4.75 H 145T Zone, 0.87 acres, Extension request for a hotel use with up to 147,440 square feet of non-residential development, for up to 178 rooms and up to 4,206 square feet of ground floor retail use; located at northwest corner of the intersection with Georgia Avenue and Colesville Road, Silver Spring CBD Sector Plan  
*Staff Recommendation: Approval of the Extension*

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**\*C. Other Consent Items**

CONTINUED

**5. Nomination of Karen L. Tobat, CPA as a public member on the Commission's Audit Committee**

**BOARD ACTION**

**Motion: 1. & 2. FANI-GONZÁLEZ/CICHY  
3, 4, & 5. CICHY/PATTERSON**

**Vote:**  
**Yea: 1, 2, 3, 4, & 5. 4-0**

**Nay:**

**Other: ANDERSON ABSENT**

- Action:**
- 1. Approved staff recommendation for approval of the Project Plan Extension cited above.**
  - 2. Approved staff recommendation for approval of the Preliminary and Site Plan Extensions cited above.**
  - 3. Approved staff recommendation for approval of the Sketch Plan Extension cited above.**
  - 4. Approved staff recommendation for approval of the Site Plan Extension cited above.**
  - 5. Approved the nomination of Ms. Karen L. Tobat, CPA, as a public member on the Commission's Audit Committee.**

**\*D. Approval of Minutes**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:        There were no Planning Board Meeting Minutes submitted for approval.**

**2. Roundtable Discussion**

A. Planning Director's Report

B. Announcement of the 2017 Staff Photo Contest Winners. The contest focused on "Activated Public Spaces"

**BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: A. & B. Received briefing.**

**A. 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 White Flint 2 Sector Plan, with presentation to the County Council and a Council public hearing scheduled for September 19, a bus tour of the Plan area scheduled for September 27, and County Council Planning, Housing, and Economic Development (PHED) Committee worksessions scheduled for October; the status of the Rock Spring Sector Plan, with PHED Committee worksessions completed and full Council worksessions yet to be scheduled; the status of the Grosvenor/Strathmore Metro Area Minor Master Plan, with the Plan submitted to the Council, and a date for a Council public hearing yet to be scheduled; the status of the Bethesda Downtown Sector Plan, with a Council public hearing regarding the Sectional Map Amendment (SMA) for the Bethesda Overlay Zone held on September 12, and full Council approval of the SMA expected within two weeks; the status of the Design Advisory Panel for the Bethesda Downtown Sector Plan area, with staff thus far receiving 19 applications for membership on the Panel, which staff will present to the Planning Board along with their recommendations on September 28; the status of the Veirs Mill Corridor Master Plan, with a community meeting scheduled for October 4; the status of the MARC Rail Communities Plan, with the working draft scheduled to be presented to the Board in October; the status of the Bicycle Master Plan, with a working draft scheduled to be presented to the Board in November; the status of the Master Plan of Highways and Transitways, with the first of four scheduled community meetings scheduled for this week; the status of the Montgomery Hills/Forest Glen Sector Plan, with the data collection regarding existing traffic and demographics having begun; the status of the Rental Housing Study, with a PHED Committee worksession scheduled for October 2; the status of the Retail Study, which is scheduled for release in October; the status of the Employment Trends Study, the Senior Housing Study, and the Agritourism Study; the success of the most recent Summer Intern Program; the recent hiring

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**2. Roundtable Discussion**CONTINUED

of Ms. Carrie Sanders as the new Area 2 Division Chief; the recent promotion of Mr. Richard Weaver to Area 3 Division Chief; the upcoming Winter Speaker Series, the theme of which will be *The Economic Future of the Suburbs*; the status of the Fall 2017 Semi-Annual Report, scheduled to be presented to the County Council on October 3; and the recent decision by the Amazon corporation to establish a second headquarters, with staff working with Montgomery County Office of Economic Development staff regarding potential sites within the County.

There followed a brief Board discussion.

**B. 2017 Design X Photo Contest Winners:** Ms. Wright then offered a multi-media presentation and announced the winners of the Spring 2017 Design Excellence Staff Photo Contest, in which staff members were asked to submit photographs of in-use activated public open spaces. This year's winners, in no particular order, are Carl Morgan with his photo "City Center Yoga," Maren Hill with her photo "Lawn Games," Kevin Leonard for his photos "Cloud Gate" and "Harlem Book Fair, and Marilyn Sklar with her photo "Music on the Farm."



**3. FY19 Budget Overview**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing on the FY19 Budget guidelines from the Commission Executive Director Patti Barney and Budget Manager John Kroll in preparation for the FY19 Budget and the six-year Outlook.**

**\*4. Olney Jiffy Lube: Preliminary Plan No. 120170190** --- Request to subdivide two parcels to create two lots for one new quick lube facility, and an existing 3,126 square foot retail building; 0.735 acres (32,018 square feet); CRT 2.0 zone; located in the northwest quadrant of the intersection of Olney-Sandy Spring Road (MD 108) and Georgia Avenue (MD 97); 2005 Olney Master Plan.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/CICHY

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** ANDERSON ABSENT

**Action:** Approved staff recommendation to approve the Preliminary Plan cited above, subject to revised conditions discussed during the meeting, and adopted the attached Resolution.

Planning Department staff offered a multi-media presentation and discussed the proposed Preliminary Plan request to subdivide two parcels to create two lots. The 0.735-acre site, identified as parcels P905 and P961, is located on the northwest quadrant of the intersection of Olney-Laytonsville Road (MD108) and Georgia Avenue (MD97), and is zoned Commercial/Residential/Town (CRT) in the Olney Master Plan area, as well as the Hawlings River watershed. Parcel P905, which fronts on and is accessed from MD197 via a curb cut along the northeast property line, is currently developed with an existing 3,126-square foot Verizon retail store and associated parking. Located south of P905, Parcel P961, which fronts on and is accessed from MD108 via a curb cut for a right-in-right-out entrance/egress on the southeast property line, is currently used as overflow parking for a Jerry’s restaurant on an adjoining parcel P959 that is not part of this application. Staff added that the application was submitted for review under the CRT zone standard method and does not require Site Plan review.

The applicant proposes to subdivide the two parcels and create two lots: 15,061-square foot Lot 1 for the existing Verizon retail building, and 16,957-square foot Lot 2 for the construction of a new 2,190-square foot, three-bay quick lube facility and 11 new parking spaces. The existing curb cuts and vehicular access points will remain. A new sidewalk will be constructed along the western property line of Lot 2, which will offer a connection between a new 10-foot wide shared-use path and the facility service area.

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**\*4. Olney Jiffy Lube: Preliminary Plan No. 120170190**CONTINUED

Staff then briefly discussed environmental findings, noting that while no tree variance is required, a Tree Save Plan requires that the applicant mitigate the removal of a specimen tree with the onsite planting of four native canopy trees. Stormwater will be managed through the use of a microbioretention system to be located along the southeast property line shared with adjacent parcel P959.

Staff stated that while the applicant has addressed several concerns expressed by the Olney Town Center Advisory Committee (OTCAC) during several community meetings, the group has still expressed the need for inter-parcel connectivity, specifically a paved connection between proposed Lot 2 and adjacent parcel P959 to the east. To address this issue, staff has included an additional condition of approval that the Certified Preliminary Plan must show a reciprocal access easement along the eastern property line of proposed Lot 2 for a potential future inter-parcel connection.

The following speakers offered testimony: Messrs. Jim Smith and Gregory Intoccia, representing OTCAC; Mr. Andrew O'Neill of O'Neill Realty Advisors, representing the property owner of parcel P959; and Mr. Jody Kline, attorney representing the franchisee of the existing Jerry's restaurant on parcel P959.

Mr. Russell Reese of Maddox Engineers & Surveyors, member of the applicant's team, offered comments, and concurred with the staff recommendation with the exception of the new condition of approval, and requested that the applicant be permitted to record a reservation for the paved connection between Lot 2 and parcel P959.

There followed extensive Board discussion with questions to staff, Legal Counsel, and some of the speakers, during which the Board agreed with Counsel's recommendation for two additional conditions of approval, one of which states that prior to the recordation of a plat, the applicant must record a covenant to provide a reciprocal access easement between lot 2 and parcel P959 upon the redevelopment of parcel P959, if the Planning Board determines that such connection is appropriate in its approval of that redevelopment. The second condition requires the applicant to demonstrate to staff that sufficient space is provided to allow for two-way vehicular movement between the two parcels prior to the release of a building permit.

**6. Zoning Text Amendment No.: 17-05, Ripley/Silver Spring South Overlay Zone – Standards** --- An amendment to Chapter 59 to amend the development standards for the Ripley/South Silver Spring (RSS) Overlay zone by allowing an increase in building height for optional method projects under certain circumstances.

*Staff Recommendation: Transmit Comments to County Council*  
**(NOTE: Action required for County Council Public Hearing of 9/12/17)**

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/PATTERSON**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: ANDERSON ABSENT**

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

Planning Department staff offered a multi-media presentation and discussed a proposed Zoning Text Amendment (ZTA) to amend the development standards for the Ripley/South Silver Spring (RSS) Overlay zone. Specifically, the ZTA would allow additional building height in the Commercial/Residential (CR) zones when a ground floor level grocery store or other qualifying basic service and a major public facility are provided as part of the same project. According to staff, the RSS Overlay Zone currently allows for additional building height of up to 200 feet on property zoned CR and mapped at 200 feet in height, which may be approved by the Planning Board only in an optional method development project that provides ground floor retail. ZTA 17-05 would provide additional building height flexibility, allowing a total building height of up to 270 feet, for an optional method project that includes the provision of an on-site or off-site major public facility, such as a school, library, recreation center, park, County service center, bike share station, public transportation or utility upgrade, or other resource delineated in an applicable master plan, and that also provides a ground floor level grocery store or other qualifying basic service of at least 10,000 square feet of floor area.

Staff then recommended approval of the ZTA as introduced, noting that neighborhood services located within ¼-mile of an area enhance connectivity between uses and amenities; increase mobility options; encourage walking, cycling and transit; facilitate social interaction; provide opportunities for healthier living; and stimulate local businesses, especially in urban areas. Staff added that the new provisions included in the ZTA are consistent with the purposes of the RSS Overlay Zone to facilitate the implementation of an organized and cohesive development pattern that is appropriate for an urban environment, encourage attractive design

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**6. Zoning Text Amendment No.: 17-05, Ripley/Silver Spring South Overlay Zone – Standards**

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and ensure compatibility with existing buildings and uses within and adjacent to the Overlay Zone, provide adequate public facilities, and provide flexibility of development standards to encourage innovative design solutions.

Ms. Heather Dlhopsky, attorney representing Mr. Darryl South of the Washington Property Company, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion.

**7. Zoning Text Amendment No.: 17-06, Agricultural Zone – Transfer of Development Rights Requirements** --- An amendment to Chapter 59 to exempt certain dwellings in the Agricultural Zone from the calculation of density under certain circumstances; and to change the name of “Farm Tenant Dwelling” to “Farm Labor Housing Unit.”

*Staff Recommendation: Transmit Comments to County Council*

**(NOTE: Action required for County Council public hearing of 9/12/17)**

**BOARD ACTION**

**Motion: CICHY/PATTERSON**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: ANDERSON ABSENT**

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

Planning Department staff briefed the Board and discussed a proposed Zoning Text Amendment (ZTA) to exempt certain dwellings in the Agricultural Reserve Zone from the calculation of density under certain circumstances and revise the Farm Tenant Dwelling designation to Farm Labor Housing Unit. Specifically, proposed ZTA 17-06, which will replace ZTA 16-02, would amend the Agricultural Reserve (AR) zone by excluding farm tenant dwellings and detached accessory apartments from the calculation of density in the subdivision process when the property is encumbered by an agricultural easement or when the subdivision is for the creation of a child lot. The property owner will then be permitted to have a subdivision approved without a retained Transfer of Development Rights (TDRs) for the excluded units if the dwelling remains accessory to farming and the principle dwelling or the subdivision is for the sole purpose of creating a child lot.

There followed a brief Board discussion with questions to staff.

**8. Zoning Text Amendment No. X-White Flint-Parklawn (WF-P) Overlay Zone --**  
 Create a new overlay zone with the purpose, development and land use standards, and procedures for development approvals for the Parklawn South District as recommended by the Planning Board Draft of the proposed White Flint 2 Sector Plan.

*Staff Recommendation: Approval to Transmit Comments and Recommendations to the County Council*

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/PATTERSON**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: ANDERSON ABSENT**

**Action: Approved staff recommendation to transmit comments and recommendations to the County Council regarding introduction of a proposed Zoning Text Amendment to establish the White Flint - Parklawn Overlay Zone, as stated in the attached transmittal letter.**

In keeping with the September 7 technical staff report, Planning Department staff discussed a proposed Zoning Text Amendment (ZTA) for the White Flint-Parklawn (WF-P) Overlay Zone. The ZTA proposes to create a new overlay zone with the purpose, development and land use standards, and procedures for development approvals for the Parklawn South District as recommended by the Planning Board Draft of the proposed White Flint 2 Sector Plan.

Staff noted that on July 13, 2017, the Planning Board approved the transmittal of the White Flint 2 Sector Plan to the County Executive and County Council. The Draft Plan included recommendations for establishing an overlay zone to implement recommendations and goals of the Planning Board Draft White Flint 2 Sector Plan. The Plan recommends an overlay zone to retain the light industrial uses while recognizing the need for limited residential uses in the Parklawn South District. The proposed overlay zone will be similar in concept to the existing Twinbrook Overlay Zone, but it will be more expansive in its residential potential, since the residential development in the White Flint 2 Sector Plan area overlay zone will not be limited to a certain percentage of the existing non-residential floor area on a property.

Staff added that, overall staff believes that the proposed overlay zone consistently implements the recommendations of the Planning Board Draft White Flint 2 Sector Plan, and supports the proposed ZTA.

The following speakers offered testimony: Mr. James Buchheister of Vika Maryland, LLC; and Mr. Steve Robins, attorney representing a property owner in the WF-P Overlay Zone.

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

**5. Transportation and School Capacity Test Priorities for FY19-24 CIP ---** Biennial letter to be sent to the County Executive providing Planning Board priorities for transportation projects and school test-related projects for the upcoming Capital Improvements Program (CIP) for FY19-24.

*Staff Recommendation: Transmit CIP Priorities Letter from the Planning Board with Staff Evaluation and Scoring Matrix to the County Executive*

### **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:           ANDERSON ABSENT**

**Action:           By consensus, instructed staff to schedule another meeting in two weeks to review this item, following comments and recommendations made by the Planning Board during the meeting.**

In keeping with the September 7 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Biennial letter to be sent to the County Executive providing the Planning Board priorities for transportation projects and school test-related projects for the upcoming Capital Improvements Program (CIP) for FY19-24. Staff noted that the transportation projects have been evaluated in a matrix format that facilitates comparison across the evaluation criteria described in detail in the report. Staff recommended that the Planning Board approves and forward the list of the top 100 project priorities, listed in the report, to the County Executive in advance of development of the next CIP, providing guidance as projects are considered for inclusion by the Executive Branch agencies. The list, including any changes requested by the Planning Board, will show the County Executive where the Planning Board believes capital resources should be used to support development recommended in area Master Plans. The large number of transportation projects being forwarded does not mean that all of these projects need to be included in the CIP at this time.

Staff then discussed the list of school test-related projects and noted that the Montgomery County Public Schools Division of Capital Planning is in the process of rolling out a new method of prioritizing school capital expenditures which takes into account capacity needs, modernization, and other factors. Nevertheless, there are two Planning Department functions that directly relate to the need for capital funding for school construction that warrant mentioning, i.e., the Annual School Test and Master Planning. The FY18 Annual School Test results were approved by the Planning Board on June 22, 2017. Effective July 1, 2017, these results place the service areas for seven elementary schools in moratorium, as noted in the staff report. While

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**5. Transportation and School Capacity Test Priorities for FY19-24 CIP**CONTINUED

under moratorium, the Planning Board cannot approve any new residential development of three or more units in these school service areas. Therefore, these areas deserve prioritization for consideration of capital funding. The School Test also identified service areas for nine schools that are open conditionally for new development, as noted in the staff report. These areas meet the criteria for moratorium, however placeholder projects in the County's FY18 budget provide funding for undefined projects that would create sufficient capacity to pull the service areas out of moratorium. Funding for placeholder projects is most likely insufficient as final projects costs will be included in a future CIP. Therefore, funding for more fully defined capacity projects for these service areas should be top priorities.

The following speakers offered testimony: Ms. Judy Koenick of Chevy Chase, who testified ahead of discussion of this item, with the Board's permission, in order to accommodate her special needs; and Mr. Jerry Garson of Raymond Lane, representing the Seven Locks Civic Association, Inc.

There followed extensive Board discussion with questions to staff.

Planning Board members recommended that staff review the list of proposed transportation projects and come up with a shorter list of projects. The Board also requested more information regarding certain projects.

**9. Cabin John Shopping Center, Administrative Subdivision Plan No. 620170050** --- Request for consolidation of parts of lots into one lot to allow for an addition of up to 9,999 square feet of retail to an existing shopping center; approximately 13.11 acres of land in the CRT-0.75, C-0.5, R-0.25, H-35T Zone; located in the northeast quadrant of the intersection of Tuckerman Lane and Seven Locks Road; within the 2002 Potomac Sub-region Master Plan area.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/CICHY

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** ANDERSON ABSENT

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

Planning Department staff offered a multi-media presentation and discussed an Administrative Subdivision Plan request for the Cabin John Shopping Center, as discussed in detail in the September 1 technical staff report. The request is for the consolidation of parts of lots into one lot to allow for an addition of up to 9,999 square feet of retail to an existing 13.11-acre shopping center located in the northeast quadrant of the intersection of Tuckerman Lane and Seven Locks Road in the Potomac Sub-Region Master Plan area.

Staff noted that although no improvements are required at this time, the consolidation of lots and the proposed retail development of up to 9,999 square feet on the property comply with the 2002 Potomac Sub-Region Master Plan recommendations for this property. More specifically, the Master Plan limits commercial development to a total of 300,000 square feet of gross floor area. The property is currently improved with 139,901 square feet of commercial uses, and each proposed additional site will include less than 8,000 square feet of non-residential uses, which is in conformance with the Plan recommendations for a mixed-use village center with neighborhood serving uses. The applicant submitted a variance request because the proposed Subdivision Plan request would create an impact on the critical root zone of one tree that is considered high priority for retention. The County Arborist recommended the variance be approved with mitigation. The tree impacted will be saved and will continue to provide water quality functions as before.

Staff added that the applicant must also provide American with Disabilities Act (ADA)-compliant sidewalk connections into the property from Seven Locks Road. During future review for the larger redevelopment of the property, the applicant will be expected to coordinate with Montgomery County Department of Transportation (MCDOT) and Planning Department staff

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**9. Cabin John Shopping Center, Administrative Subdivision Plan No. 620170050**

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regarding Phase 2 of an MCDOT project known as Tuckerman Lane Sidewalk/Bikeway Facility Planning. In addition, the applicant will be expected to provide upgraded sidewalks along Tuckerman Lane, Seven Locks Road, and Coddle Harbor Lane, in accordance with the applicable Road Code standards.

Ms. Erin Girard, Attorney representing the applicant, introduced Ms. Katie Bucklew and Mr. Jim McKinney of the Edens Development Company, offered brief comments and concurred with the staff recommendation.

Mr. Jerry Garson of Raymond Lane and representing the Regency Estates Citizens Association, Inc. offered testimony.

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

**\*10. Wildwood Manor Shopping Center Limited Site Plan Amendment No. 82004016B --** Request to amend the previously approved Site Plan for a 4,971-square-foot addition at the southern end of the existing shopping center, a realigned driveway aisle, vehicular access and internal circulation modifications, new landscaping, additional parking spaces, and stormwater management improvements. Located in the northeast quadrant of the Old Georgetown Road intersection with Cheshire Drive; 11.6 acres zoned CRT 0.75, C-0.75, R-0.25, H-35; NR-0.75, H-45; and R-90, within the North Bethesda Garrett Park Master Plan area.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion:** CICHY/ FANI-GONZÁLEZ

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** ANDERSON ABSENT

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

In keeping with the September 1 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Limited Site Plan Amendment request for the Wildwood Manor Shopping Center. The proposed request is to amend the previously approved Site Plan for a 4,971-square-foot addition at the southern end of the existing shopping center, a realigned driveway aisle, vehicular access and internal circulation modifications, new landscaping, additional parking spaces, and stormwater management improvements. The 11.6-acre property is located in the northeast quadrant of the intersection of Old Georgetown Road and Cheshire Drive, within the North Bethesda Garrett Park Master Plan area.

Staff noted that the applicant proposes to open a sit-down restaurant with outdoor seating with umbrellas. The entrance will be located at the southwest corner of the addition and the applicant will integrate the proposed addition into the existing façade and add a tower at the corner as an architectural feature. The request also includes realignment of the existing vehicular access driveway on Cheshire Drive, improved landscaping, an American with Disabilities Act (ADA)-compliant meandering sidewalk from Cheshire Drive to the south side of the proposed addition and 63 additional parking spaces., and approximately 17 percent green area at the site.

Staff added that the site is located in the Rock Spring Master Plan area, for which a Planning Board draft is currently in progress. The Master Plan proposes to rezone the entire shopping center to a mixed of Commercial Residential Town (CRT), Commercial (C), Residential (R), with a height of 50 feet. Therefore, the proposed project is consistent with the

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**\*10. Wildwood Manor Shopping Center Limited Site Plan Amendment No. 82004016B**

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goals and recommendations of the draft Master Plan. Staff anticipates that the District Council will approve the draft Master Plan in the Fall of 2017. Staff also discussed corrections to the staff report and revision to condition 9, regarding proposed landscaping.

Ms. Pat Harris, attorney representing the applicant, introduced Messrs. Matt Monahan of Federal Realty Investment Trust, and Bradford Fox of Bohler Engineering, members of the applicant's team, offered brief comments, including proposed revisions to Conditions 8 and 13g.2a, and concurred with the staff recommendation.

The following speakers offered testimony: Ms. Linda Lizzio of Berkshire Drive and representing the Wildwood Citizens Association; and Ms. Ann Bowker of Grosvenor Lane.

At the Board's request, Mr. Fox, Engineer for the applicant, offered comments and answered questions from the Planning Board.

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

At the Board's request, Legal Counsel to the Board recommended revised language for Conditions 8 and 13 regarding the proposed landscape plan and the Certified Site Plan, and noted that the Resolution will be presented for adoption at the next Planning Board meeting.