



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, January 25, 2018, at 2:15 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 7:47 p.m.

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

Items 1 and 10, and Items 2 through 8, discussed in that order, are reported on the attached agenda.

The Board recessed for dinner at 4:25 p.m. and reconvened in the auditorium at 6:05 p.m. to take up Item 9, the Bicycle Master Plan Public Hearing.

There being no further business, the meeting was adjourned at 7:47 p.m. The next regular meeting of the Planning Board will be held on Thursday, February 1, 2018, in the Montgomery Regional Office in Silver Spring, Maryland.

A handwritten signature in black ink, appearing to read 'M. Clara Moise'.

M. Clara Moise
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting
Thursday, January 25, 2018
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600**

1. Consent Agenda

***A. Adoption of Resolutions**

1. Viva White Oak Sketch Plan 320180040 – MCPB No. 17-101
2. Hayes Property Preliminary Plan 120170180 – MCPB No. 17-092

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: FANI-GONZÁLEZ ABSENT

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220170920, Kruhm's Subdivision of Bealls Manor

RE-1 zone, 2 lots; located on the east side of Peach Orchard Road, 440 feet north of Briggs Chaney Road; Cloverly Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220180340, Beverley Farms

R-90 zone, 2 lots; located on the south side of Liberty Lane, 500 feet east of Falls Road (MD 189); Potomac Sub-Region Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: CICHY/DREYFUSS

Vote:

Yea: 4-0

Nay:

Other: FANI-GONZÁLEZ ABSENT

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

C. Other Consent Items*1. Montgomery County Conference Center**

A. Preliminary Plan Amendment No. 12000087B --- Request to amend the approved Preliminary Plan and to delineate the boundaries of the Montgomery County Conference Center property after portions of the original Bethesda North Conference Center land area are transferred to the adjoining roadways (Executive Boulevard and the new "Main Street", or Market Street) and other properties to achieve the vision of the 2010 White Flint Sector Plan for this area; Located north of Marinelli Road, west of Rockville Pike (MD 355) and east of Executive Blvd.; 11.81 acres in the CR4 C3.5 R3.5 H-300 and CR-4 C2.0 R3.5 H-250 Zones.

Staff Recommendation: Approval with Conditions

B. Site Plan Amendment No. 82000040E --- Request to amend the approved Preliminary Plan and Site Plan to delineate the boundaries of the Montgomery County Conference Center property after portions of the original Bethesda North Conference Center land area are transferred to the adjoining roadways (Executive Boulevard and the new "Main Street", or Market Street) and other properties to achieve the vision of the 2010 White Flint Sector Plan for this area; Located north of Marinelli Road, west of Rockville Pike (MD 355) and east of Executive Boulevard; 11.81 acres in the CR4 C3.5 R3.5 H-300 and CR-4 C2.0 R3.5 H-250 Zones.

Staff Recommendation: Approval with Conditions

2. WMAL Bethesda, Extension of Site Plan No. 820170170 --- Request to extend the regulatory review period by three months to May 24, 2018, for up to 309 dwelling units (159 detached houses, 150 townhouses) on 74.83 acres in the R-90 Zone; located within the northeast quadrant of the intersection of Greentree Road and Interstate 495, within the North Bethesda/Garrett Park Master Plan area.

Staff Recommendation: Approval of the Extension

3. Old Angler's Cove, Extension Request for Preliminary Plan No. 120170290 --- Request to extend the regulatory review period by three months to June 8, 2018; to subdivide the Subject Property into 4 lots for 4 detached single-family houses, located on MacArthur Boulevard approximately 2,475 feet west of Brickyard Road; 1.865 acres, R-200; 2002 Potomac Sub-Region Master Plan.

Staff Recommendation: Approval of the Extension Request

CONTINUED ON NEXT PAGE

***C. Other Consent Items**

CONTINUED

BOARD ACTION

Motion: 1. (A & B) DREYFUSS/PATTERSON
 2. CICHY/DREYFUSS
 3. PATTERSON/DREYFUSS

Vote:

Yea: 1. to 3. 4-0

Nay:

Other: FANI-GONZÁLEZ ABSENT

Action: 1. (A & B) Approved staff recommendation for approval of the Montgomery County Conference Center Preliminary and Site Plans Amendment requests, as cited above.

 2. Approved staff recommendation for approval of the WMAL Bethesda Site Plan Extension request, as cited above.

 3. Approved staff recommendation for approval of the Old Angler's Cove Preliminary Plan Extension request, as cited above.

***D. Approval of Minutes**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

10. Legislative Update: PGMC 104-18, Damascus - Zoning and Land Use Jurisdiction

BOARD ACTION

Motion: DREYFUSS/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: FANI-GONZÁLEZ ABSENT

Action: Received briefing and recommended that the requested concurrent jurisdiction not be granted to the Town of Damascus.

Acting Planning Department Deputy Director Carol Rubin briefed the Planning Board regarding the request by the Town of Damascus to be granted concurrent jurisdiction to enforce certain zoning laws within its boundaries requiring a certain vote of the District Council and the County Planning Board for certain zoning actions to be taken within the Town of Damascus, and also requiring a certain vote of the Planning Board for certain land use planning action to be taken within the Town and making this act subject to a certain contingency and generally relating to zoning and land use in Montgomery County.

There followed a brief Board discussion with questions to Ms. Rubin.

2. Roundtable Discussion

- Parks Director's Report

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

Parks Department Director's Report – Parks Department Director Mike Riley briefed the Board on the following ongoing and upcoming Parks Department events and activities: Capital Improvements Program (CIP) budget update – the County Executive reduced the Parks Department requested CIP budget from \$243.5 million to \$217 million, which is a \$26 million reduction. The next step for the CIP is public hearing meetings to be held on February 6 and 7, and County Council Planning, Housing and Economic Development (PHED) Committee review scheduled for February 12, full Council review in late February and final Council resolution and budget adoption in May 2018; Dual language training for the tree crews – Managers at the Horticultural, Forestry and Environmental Education (HFEE) Division wanted to help their English and Spanish speaking tree crew employees stay safe by sharing critical information and working together harmoniously. The HFEE Division staff offered a dual English-Spanish language immersion training to the crews to learn commonly used verbal commands. It is expected that the training will have lasting benefits that may be replicated with other employee groups in the Commission; Three large projects were recently completed by the Green Farm staff: the spiral slide at McKnew Park, the goal moths of the rectangle at Redland Park were re-sodded, and the full renovation of the rectangle at Blueberry Hill Park; The Energized Public Spaces Functional Master Plan was presented to the County Council on Tuesday and was very well received; PEPCO Trail – The natural surface trails crew in the Park Planning and Stewardship Division has begun construction of a six-mile natural surface trail along the Bethesda Dickerson Transmission Corridor between South Germantown Recreational Park and Muddy Branch Stream Valley Park. The construction is scheduled to take over a year.

Mr. Riley also mentioned that for Martin Luther King Jr. Day, hundreds of volunteers joined Montgomery Parks to celebrate Dr. Martin Luther King Jr.'s legacy of service; The kick-off of the inaugural Parks Speaker Series was on Wednesday, January 17 and was a success with speaker Peter Harnik who spoke about the need for great urban parks; Ice Skating Lessons – A new six-week group session began on January 4 and enrollment is over 2,100 students, an increase of 53 percent for this Winter session; Summer Camp registration began on Tuesday,

CONTINUED ON NEXT PAGE

2. Roundtable Discussion --- Parks Director's ReportCONTINUED

January 16, and 700 campers have already signed up; The Cabin John Miniature Train facility is eagerly awaiting the delivery of five new coach cars custom-made by Chance Rides in Wichita, Kansas, which are due to arrive in February; Wheaton Indoor Tennis facility kicked off a class designed specifically for youth on the Autism spectrum on Saturday, January 6. The class was offered in partnership with ACEing Autism and conducted by specially trained tennis instructors and volunteers. A second six-week session will begin in late February followed by another session in the spring; Mr. Riley also added that the Black Hill Regional Park maintenance crew made a one-of-a kind tree house to accompany a large hollow sycamore log at the nature play spaces at the Black Hill Visitor Center. Family Day, hosted by the Friends of Black Hill Nature Programs, was attended by 138 people who enjoyed campfire cooking demonstrations, bird walks, geology and mammalogy touch tables, among other free activities.

Mr. Riley then answered questions from Board members.

***3. North Bethesda Center Parcel G, Site Plan No. 820180010** --- Request to approve a site plan for a multi-family building of up to 320,000 square feet, with up to 294 dwelling units including up to 37 MPDUs, on a 1.8-acre parcel in the TS-M Zone; located on the north-eastern corner of the intersection of Marinelli Road and Citadel Avenue; part of the 32.42-acre North Bethesda Town Center development; within the 2010 White Flint Sector Plan area.

Staff Recommendation: Approval with Conditions and adoption of Resolution

BOARD ACTION

Motion: DREYFUSS/CICHY

Vote:

Yea: 4-0

Nay:

Other: FANI-GONZÁLEZ ABSENT

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

In keeping with the January 12 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Site Plan request for a multi-family building of up to 320,000 square feet, with up to 294 dwelling units, including up to 37 Moderately Priced Dwelling Units (MPDUs), on a 1.8-acre property located on the north-eastern corner of the intersection of Marinelli Road and Citadel Avenue. Staff noted that the site is part of the 32.42-acre North Bethesda Town Center development within the White Flint Sector Plan area. Staff noted that the building is planned to be five stories at the northwestern corner of the property and due to changes in elevation, the building will be seven stories at the southeastern corner and along Wentworth Place extended. The building will contain a mix of one and two-bedroom units and the amenities will include a private courtyard, an indoor fitness room, and a common lobby lounge. Staff also noted that the building will have two levels of partially underground parking which will provide a minimum of 320 parking spaces. The proposed development will add more residential units near Metro, further street connectivity within the White Flint area, and enhance the network of public open spaces within the Sector Plan area.

Mr. Timothy Dugan, attorney representing the applicant, introduced Messrs. Bill and Matt Hard of LCOR, the applicants; Ms. Buffy Stachorowski of Design Collective; and Mr. Mike Goodman of VIKA, members of the applicant's team, briefly discussed the proposed project, and concurred with the staff recommendation.

Mr. Mike Goodman offered a multi-media presentation and discussed the proposed project.

At the Board's request, Mr. Matt Hard, one of the applicants, discussed removal of the existing dog park which he does not expect to be replaced.

There followed a brief Board discussion with questions to staff.

4. Rock Spring Sector Plan – Sectional Map Amendment

Staff Recommendation: Request to file the Rock Spring Sector Plan Sectional Map Amendment (SMA) with the District Council

BOARD ACTION

Motion: CICHY/DREYFUSS

Vote:

Yea: 3-0-1

Nay:

**Other: PATTERSON ABSTAINED
FANI-GONZÁLEZ ABSENT**

Action: Approved staff recommendation to file the Rock Spring Sector Plan Sectional Map Amendment (SMA) with the District Council.

Planning Department staff briefly discussed changes and a correction made to the Plan between the Planning Board's Draft Plan approval and the County Council's approval of the Sector Plan. Staff noted that the SMA will implement the recommendations of the approved and adopted 2017 Rock Spring Sector Plan. Staff also added that the County Council will hold a Public Hearing for this Sector Plan in the coming months,

There followed a brief Board discussion with questions to staff.

5. White Flint 2 Sector Plan – Sectional Map Amendment

Staff Recommendation: Request to file the White Flint 2 Sector Plan Sectional Map Amendment (SMA) with the District Council

BOARD ACTION

Motion: CICHY/DREYFUSS

Vote:

Yea:

Nay: 3-0-1

**Other: PATTERSON ABSTAINED
FANI-GONZÁLEZ ABSENT**

Action: Approved staff recommendation to file the White Flint 2 Sector Plan Sectional Map Amendment (SMA) with the District Council.

Planning Department staff discussed changes made to the Plan between the Planning Board’s Draft Plan approval and the County Council’s approval of the Sector Plan. Staff noted that the SMA will implement the recommendations of the approved and adopted 2018 White Flint Sector Plan. Staff also added that the County Council will hold a Public Hearing for this Sector Plan in the coming months.

There followed a brief Board discussion with questions to staff.

6. Grosvenor-Strathmore Metro Area Minor Master Plan – Sectional Map Amendment

Staff Recommendation: Request to file the Grosvenor-Strathmore Metro Area Minor Master Plan Sectional Map Amendment with the District Council

BOARD ACTION

Motion: CICHY/DREYFUSS

Vote:

Yea: 3-0-1

Nay:

**Other: PATTERSON ABSTAINED
FANI-GONZÁLEZ ABSENT**

Action: Approved staff recommendation to file the Grosvenor-Strathmore Metro Area Minor Master Plan Sectional Map Amendment (SMA) with the District Council.

Planning Department staff discussed changes made to the Plan between the Planning Board’s Draft Plan approval and the County Council’s approval of the Minor Master Plan. Staff noted that the SMA will implement the recommendations of the approved and adopted 2018 Grosvenor-Strathmore Metro Area Minor Master Plan. Staff also added that the County Council will hold a Public Hearing for this Minor Master Plan in the coming months.

There followed a brief Board discussion with questions to staff.

***7. Justement Woods, Preliminary Plan No. 120170090 ---** Request to create one (1) lot from one (1) un-platted parcel; located at 11731 Glen Mill Road, 2.49 acres, RE-1 Zone, 2002 Potomac Sub-Region Master Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: DREYFUSS/CICHY

Vote:

Yea: 4-0

Nay:

Other: FANI-GONZÁLEZ ABSENT

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

In keeping with the January 12 technical staff report, Planning Department staff discussed a Preliminary Plan request to create one lot from one un-platted parcel for the construction of a single-family detached house on a 2.49-acre property located on Glen Mill Road in the Watts Branch watershed of the Potomac Sub-Region Master Plan area. Staff noted that the property is improved with an existing single-family home and 0.66 acres of existing forest cover. Staff noted that the applicant submitted a preliminary plan application in 2006 proposing to create two lots on the subject property and the application was denied by the Planning Board on March 16, 2007 because the proposed lot sizes were not appropriate for the location of the subdivision.

Staff added that the applicant proposes to save and protect 0.56 acres of existing forest protected in a Category I Conservation Easement and clear 0.10 acres of forest. This will result in a 0.04-acre planting requirement which will be done onsite. The new Category I Conservation Easement will connect to the existing forest on the adjacent M-NCPPC parkland. The lot will utilize wells and septic systems for water and sewer service. The applicant submitted a variance request in November 2017 for the impacts and removal of trees. The applicant proposes to remove one protected tree that is 30 inches or greater and considered a high priority for retention under the County Forest Conservation Law, and proposes to impact, but not remove five protected trees that are also considered high priority for retention. Staff recommends that replacement of the removed tree occurs at a ratio of approximately 1-inch caliber for every four inches removed, using trees that are a minimum of three caliper inches in size.

Mr. Dean Packard, engineer from Packard & Associates, LLC., representing the applicant offered brief comments and concurred with the staff recommendation.

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

***8. Ethan Jackson Property, Preliminary Plan No. 120170120 --- R-60 Zone, 0.37 acres, Request to subdivide one parcel to create 2 lots; located in the northeast quadrant of the intersection of Ethan Allen Avenue (MD410) with Jackson Avenue, 2000 Takoma Park Master Plan.**

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: CICHY/DREYFUSS

Vote:

Yea: 4-0

Other: FANI-GONZÁLEZ ABSENT

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

In keeping with the January 12 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan request to subdivide one parcel to create two lots for the construction of two detached single-family houses on a 0.37-acre property located in the northeast quadrant of the intersection of Ethan Allen Avenue (MD410) and Jackson Avenue in the Takoma Park Master Plan area. Staff noted that the Takoma Park City Council passed a resolution opposing the proposed subdivision as submitted on the grounds that the proposed house placement permitted by the Zoning Code was not compatible with the surrounding fronts along Ethan Allen Avenue, and encouraged the Planning Department and the applicant to revise the proposed plan to mitigate this impact. This opposition requires the Planning Board to approve the project with four of five votes. Staff has worked with the applicant to address the Council's issue by increasing the building restriction line on Ethan Allen Avenue. Staff also noted that a tree save plan is required to ensure that the trees and mature landscape near the property are not unnecessarily damaged or removed.

Staff added that the proposed project will improve site access by permanently closing the existing driveway entrance on Ethan Allen Avenue, thus eliminating a point of conflict on that roadway. The project will also improve pedestrian safety and comfort by adding a new five-foot wide sidewalk on both Jackson Avenue and Ethan Allen Avenue that includes a landscaped buffer with street trees.

Mr. Roger Allen of Ethan Allen Avenue, an adjacent property owner, offered testimony.

Ms. Rosalind Grigsby of Maple Avenue and representing the City of Takoma Park offered comments.

Mr. Benjamin Davis, the applicant, offered a multi-media presentation and discussed the size, architecture, and placement of the proposed two houses.

Mr. Charles Grimsley, Engineer from Landmark Engineering, Inc. representing the applicant, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff, Ms. Grigsby, and Messrs. Davis and Grimsley.

9. Bicycle Master Plan Public Hearing

Staff Recommendation: Receive public testimony on the Public Hearing Draft of the Bicycle Master Plan

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received testimony.

A VERBATIM TRANSCRIPT FOR THIS ITEM IS ON FILE IN THE RECORDS MANAGEMENT OFFICE IN SILVER SPRING, MARYLAND.