



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED
MINUTES**

The Montgomery County Planning Board met in regular session on Thursday, April 5, 2018, at 10:05 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 3:03 p.m.

Present were Chair Casey Anderson, Vice Chair Norman Dreyfuss, and Commissioners Natali Fani-González and Tina Patterson. Commissioner Gerald R. Cichy joined the meeting at 10:22 a.m. during discussion of Item 4.

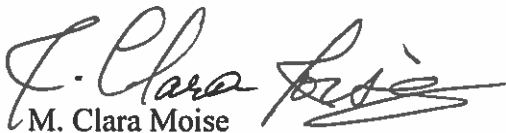
Items 1, 2, 4, and 5 are reported on the attached agenda.


Items 3 and 6 were removed from the Planning Board agenda.

The Board recessed for lunch at 11:44 a.m. and reconvened in the auditorium at 1:23 p.m.

Items 7 through 10 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 3:03 p.m. The next regular meeting of the Planning Board will be held on Thursday, April 12, 2018, 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, April 5, 2018
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Montgomery County Conference Center Preliminary Plan 12000087B - MCPC No. 18-027
2. Montgomery County Conference Center Site Plan 82000040E - MCPB No. 18-028

BOARD ACTION

Motion: DREYFUSS/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: CICHY ABSENT

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220170480, Darnestown Presbyterian Church--RE-2 zone, 1 lot; located in the southwest quadrant of the intersection of Darnestown Road (MD 28) and Turkey Foot Road; Potomac Sub-Region Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: DREYFUSS/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: CICHY ABSENT

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

***C. Other Consent Items**

1. Kenwood Section 5, Extension of Administrative Subdivision Plan No. 620170080--R-90 Zone, 30,682 square feet, Request to extend the review period for a two-lot subdivision, located on the west side of Highland Drive, 150 feet north of Garnett Drive, Bethesda Chevy Chase Master Plan.

Staff Recommendation: Approval of the Extension

BOARD ACTION

Motion: PATTERSON/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay: .

Other: CICHY ABSENT

Action: Approved staff recommendation for approval of the Administrative Subdivision Plan Extension request cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of March 15 and March 22, 2018

BOARD ACTION

Motion: FANI-GONZÁLEZ/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: CICHY ABSENT

Action: Approved Planning Board Meeting Minutes of March 15 and March 22, 2018, as submitted.

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: the status of the FY19 Operating Budget for the Park Fund, with the County Executive recommending \$5,000,000 less than requested, and the Parks Department requesting that the County Council restore \$2,000,000 through the reconciliation process; the status of the Capital Budget, and a recent update regarding the Government Obligation Bond funded projects that will be impacted by the County Executive's recommendations, which include delays to the Brookside Gardens Master Plan project, the Little Bennett Day Use Area project, and the Little Bennett trail connector project, and removal of proposed improvements to Wheaton Regional Park and Northwest Branch Recreational Park from the Capital Improvements Program (CIP); the status of the Water Quality Protection fund, with the Parks Department to take the lead role on stream restoration on parkland, and a joint County Council Planning, Housing, and Economic Development (PHED) Committee and Transportation, Infrastructure, Energy, and Environment (T & E) Committee meeting scheduled for April 17; Montgomery Preservation's recent 30th Annual Awards for Historic Preservation reception held on March 23, with Parks Department staff members Joey Lampl, Julie Mueller, and Michelle Grace receiving the Rehabilitation of a Historic Resource for Public Use Award for their work on the Kensington Cabin Park Activity Building, and staff member Scott Whipple receiving the Wayne M. Goldstein Preservation Advocacy Award for his ten years of service as the Supervisor of the Historic Preservation Office in the Planning Department; the recent Weed Warrior Recognition Dinner held on March 14 at Brookside Gardens Visitor Center; the recent presentation of the Montgomery County Road Runner Club President's Award to Parks Department Director Mike Riley on March 24; the recent presentation of an All Hands on Deck Project Award to Ms. Dionna Bucci, a Chesapeake Bay Trust intern at Meadowside Nature Center, for her capstone project to locate an outdoor classroom along one of the Center's trails; the status of the first Spanish-language Spring Break camp, ¡Bienvenidos a la Primavera!, held at Meadowside Nature Center; the upcoming ribbon cutting ceremony for the Wheaton-Claridge Local Park scheduled for April 14; the recent

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2. Roundtable Discussion

CONTINUED

MobilizeGreen Diversity Career Fair held on March 23 in the lobby of the new student center at the University of the District of Columbia, at which Parks Department staff promoted M-NCPPC and spoke to potential candidates; and the upcoming retirement of Steve Chandlee, Regional Operations Manager of the Southern Parks Division, with a celebration scheduled for April 6 at the New Hampshire Greens Golf Course.

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

~~3. Clarksburg Road at Snowden Farm Parkway Mandatory Referral Applicant: Montgomery County Department of Transportation~~

~~A. Mandatory Referral 2018018 CIP Project P508000 Clarksburg Road Snowden Farm Parkway Design of road, sidewalk and side path improvements along Clarksburg Road and realignment of Snowden Farm Parkway/Clarksburg Road intersection Clarksburg Road from Overlook Park Drive to 720 feet east of Snowden Farm Parkway, Snowden Farm Parkway from Clarksburg Road to 476 feet south of Snowden Farm Parkway. Clarksburg Master Plan (1994). Staff Recommendation: Approval with Conditions~~

~~B. Preliminary/Final Water Quality Plan MR2018018 Clarksburg Special Protection Area Design of road, sidewalk and sidepath improvements along Clarksburg Road and realignment of Snowden Farm Parkway/Clarksburg Road intersection Clarksburg Road from Overlook Park Drive to 720 feet east of Snowden Farm Parkway, Snowden Farm Parkway from Clarksburg Road to 476 feet south of Snowden Farm Parkway. Clarksburg Master Plan (1994). Staff Recommendation: Approval with Conditions POSTPONED~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Item was postponed.

***4 850 Sligo Avenue, Sketch Plan No. 320180090---**CR 3.0 C 2.0 R 2.75 H 60T zone, 0.63 acres, request for 99,667 square feet of development including up to 92,750 square feet of multi-family residential use and up to 6,911 square feet of non-residential uses; located on Sligo Avenue at the southeast corner of the intersection with Fenton Street; Silver Spring CBD Sector Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: DREYFUSS/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

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

Planning Department staff offered a multi-media presentation and discussed a proposed Sketch Plan request to convert an existing office building and adjacent surface parking lot into a mixed-use development. The 0.46-acre site, which consists of parts of Lots 14, 18, 19, 25 through 28, and 49 in the Blair subdivision, is located on the south side of Sligo Avenue, on the southeast quadrant of its intersection with Fenton Street, and is zoned Commercial/Residential (CR) within the Fenton Village Overlay Zone of the Silver Spring Central Business District (CBD) Sector Plan area. The property is currently developed with a vacant eight-story office building and associated surface parking lot. The property currently has frontage on three public rights-of-way, including Sligo Avenue to the north, Fenton Street to the west, and Gist Avenue to the south. Currently, vehicular access is provided through four curb cuts, with two located on Gist Avenue, one on Sligo Avenue, and one on Fenton Street.

The applicant proposes to redevelop the property with up to 82,941 total square feet of development, including approximately 76,029 square feet of multi-family residential use, with 12.5 percent Moderately Priced Dwelling Units (MPDUs), and up to 6,912 square feet of commercial use. The redevelopment includes the re-use and conversion of the existing office building and will provide new development on the existing surface parking lot for approximately 85 multi-family units, ground floor non-residential uses, and one level of private underground parking. Vehicular access to the property is proposed via Gist Avenue and Sligo Avenue, with loading and service access provided via the Sligo Avenue access point, and residential garage access provided via a full movement driveway on Gist Avenue. Pedestrian and bicycle access to the property is proposed directly from sidewalks along Fenton Street, Sligo Avenue, and Gist

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***4 850 Sligo Avenue, Sketch Plan No. 320180090**CONTINUED

Avenue. Bicycle access will be enhanced on Fenton Street upon completion of the Montgomery County Department of Transportation (MCDOT) separated bicycle lanes project, for which the applicant will participate in the implementation and incorporation into subsequent designs. Staff added that the five percent open space requirement will be fulfilled offsite, which is consistent with the Overlay Zone recommendations.

Staff has received correspondence from community groups and residents expressing concerns regarding building compatibility, circulation, construction impacts, and architectural style and building material. Staff added that these concerns which have been identified in the recommended conditions of approval will need to be addressed at the time of Preliminary Plan and Site Plan review. Staff did receive an additional letter raising concerns about the existing grandfathered building on the site exceeding the recommended height limit for the Fenton Village Overlay Zone. Legal Counsel to the Planning Board explained that although the existing building is taller than the height limit recommended for the Overlay Zone, the applicant is not proposing to increase the gross floor area or the height of the existing building, and therefore the application complies with the Zoning Ordinance. Any new construction requested in the application relates to a new building placed on the surface parking area alongside the existing building.

Staff then briefly discussed minor revisions to the conditions of approval.

Ms. Katie Sheketoff, adjacent property owner, and Mr. Peter Tantisunthorn of Bonaire Court offered testimony.

Ms. Stacy Silber, attorney representing the applicant, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

***5. Solera Reserve at Kensington, Sketch Plan No. 320180080---**Request to develop the existing site with an Independent Living Facility for Seniors or Persons with Disabilities, a residential care facility that would provide Independent Living units (with a minimum of 15% of these units as Moderately Priced Dwelling Units (MPDUs), Assisted Living units, and Memory Care units, and retain the existing historic buildings and adaptively reuse them to provide for up to 5,000 square feet of retail/service use; Optional Method of Development in the CRT-1.5, C-1.5, R-1.5, H-60 Zone; on approximately 1.93 acres; located at the southwest quadrant of the intersection of Saint Paul Street and Metropolitan Avenue, within the Approved and Adopted 2012 Kensington Sector Plan area.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: DREYFUSS/CICHY

Vote:

Yea: 5-0

Nay:

Other:

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

Planning Department staff offered a multi-media presentation and discussed a proposed Sketch Plan request to construct a mixed-use development. The 1.93-acre site is located in the southwest quadrant of the intersection of Metropolitan Avenue and St. Paul Street, and is zoned Commercial/Residential/Townhouse (CRT) in the Crafts/Services District of the Kensington Sector Plan area, with a portion of the property located within the Kensington Master Plan Historic District area. The property is currently developed with several single-story buildings, associated surface parking, and two historic structures located along St. Paul Street that are within the Master Plan Historic District boundary, and are proposed to be rehabilitated as part of the project.

The applicant proposes to construct a five-story, 89,129 square foot mixed-use development, including 84,129 square feet of residential uses for a 135-unit senior housing community, 5,000 square feet of retail/service uses with the adaptive re-use of the two existing historic structures fronting St. Paul Street, and one-level of below grade parking. The proposed assisted living facility will provide approximately 66 one and two-bedroom independent living units, including 15 percent Moderately Priced Dwelling Units (MPDUs), to be located on floors one, four, and five; 45 one and two-bedroom assisted living units to be located on floors two and three; and 24 memory care units to be located on floor three of a separate memory care wing.

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***5. Solera Reserve at Kensington, Sketch Plan No. 320180080**CONTINUED

Vehicular access to the property will be provided from the frontage on Metropolitan Avenue. The primary public open space is proposed for the northeast corner of the site at the intersection of Metropolitan Avenue and St. Paul Street, which will serve as a significant gathering area from Metropolitan Avenue to the MARC Train station. Staff noted that during the Sketch Plan review process, they developed an alternative design for the property that maintained the same proposed density but increased the amount and quality of open space at the intersection of Metropolitan Avenue and St. Paul Street, and decreased the amount of vehicular space within the drop-off area to improve the safety and security of future residents. Staff added that the applicant has since revised the proposed Plan to maximize the open space at the intersection while decreasing the vehicular drop-off area for the project.

Regarding the two existing historic buildings, the only proposed commercial buildings in the district, the applicant proposes to remove several non-historic additions and constructing a contemporary hyphen that will connect them to the proposed new development. At a preliminary consultation on March 14, 2018, the Historic Preservation Commission (HPC) recommended that the applicant decrease the pressure of the proposed new building's impact onto the historic structures, revise the connector piece linking the proposed building to the historic structures, revise the number of entrances within the connector piece and the historic structures, incorporate architectural revisions to scale with respect to the existing historic structures, and participate in a second preliminary consultation for the project. Staff and the applicant have continued to work to address the recommendations regarding how to integrate the historic structures into the proposed development.

Staff then briefly discussed minor revisions to the conditions of approval.

Ms. Julie O'Malley, representing the Kensington Historical Society, and Mr. William Kerwin, representing HPC, offered testimony.

Mr. William Kominers, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Messrs. Juan Cameron and Kevin Sperry, members of the applicant's team, also offered comments.

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

~~6. — FY19 Budget Discussion~~ REMOVED

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

***7. Bullis School: Limited Preliminary Plan Amendment No. 12008003C---**Limited Preliminary Plan Amendment for Forest Conservation purposes, to add a playing field, two new parking areas, and modify/remove a portion of the forest conservation easement located on the northeast quadrant of the intersection of Falls Road and Democracy Blvd, RE-2 Zone, Potomac Master Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval, subject to conditions, as stated in the attached adopted Resolution.

Planning Department staff offered a multi-media presentation and discussed a Limited Preliminary Plan Amendment request, for Forest Conservation purposes, for the Bullis School. The proposed amendment will update the playfields, add two parking lots and two access drives, and remove 6,033 square feet of a Category I easement on the 77.63-acre property located on the northeast quadrant of the intersection of Falls Road and Democracy Boulevard in the Potomac Region Master Plan area. Staff noted that the purpose of the proposed amendment to the Final Forest Conservation Plan is to add the land disturbing activities associated with the addition of the parking areas and access drives. Staff noted that the applicant has requested a tree variance for the removal of one tree and impacts to five protected trees, which staff supports. The applicant has proposed mitigation that meets the Planning Board’s easement removal policy of the 2 to 1 planting requirement.

Mr. Patrick La Vay, Engineer representing the applicant, offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

***8. Cabin Branch Multi-Family: Site Plan No. 820180060 Including a Final Water Quality Plan---**Application to construct up to 272 multi-family residential dwelling units in two buildings, including 25% MPDUs and 48 TDRs, located on the east side of Cabin Branch Avenue, approximately 1,900 feet south of the intersection with Clarksburg Road; 9.92 acres, CRT .5, C-0.25 R-0.25 H-130T; 1994 Clarksburg Master Plan & Hyattstown Special Study Area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: CICHY/DREYFUSS

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the proposed Site Plan request, including a Final Water Quality Plan, subject to conditions, and adopted the attached Resolution.

In keeping with the March 23 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Site Plan request, including a Water Quality Plan, to build up to 272 multi-family residential dwelling units in two buildings, including 25 percent Moderately Priced Dwelling Units (MPDUs) and 48 Transferable Development Rights (TDRs), on a 9.92-acre property located on the east side of Cabin Branch Avenue, approximately 1,900 feet south of its intersection with Clarksburg Road in the Clarksburg Master Plan & Hyattstown Special Study Plan area. Staff noted that the proposed Site Plan qualifies for an exemption pursuant to Section 59.7.7.1.B.1 for applications in progress before October 30, 2014, which allows an applicant to proceed through any additional required application under the standards of the Zoning Ordinance in effect on October 29, 2014. The proposed Site Plan simultaneously amends the Cabin Branch Infrastructure Plan 820050150 and subsequent amendments for Forest Conservation purposes. The applicant is also providing 25 percent Moderately Priced Dwelling Units (MPDUs) or a total of 68 units. Staff also added that a total of 48 TDRs is required, consistent with the Cabin Branch policy on calculating each Site Plan pro-rata share, and the proposed application does include provision for an eventual dedication of a public right-of-way for the continuation of Petrel Street on the east side of Cabin Branch Avenue.

Mr. Bob Harris, attorney representing the applicant, Mr. Joe Torg, also present, introduced Mr. Gary Unterberg, member of the applicant's team, offered brief comments and concurred with the staff recommendation.

Mr. Torg also offered brief comments.

At the Board's request, Mr. Unterberg discussed the proposed trail connections.

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

9. MARC Rail Communities Sector Plan---Worksession for the MARC Rail Communities Sector Plan

Staff Recommendation: Briefing and discussion

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department staff offered a multi-media presentation and discussed a summary of the testimony and comments received at the February 1, 2018 Public Hearing held at the BlackRock Center for the Arts in Germantown. Staff also noted that the County Council has determined that it cannot complete its review of the Sector Plan before the November elections. Therefore, the County Council review of the Plan and the subsequent Sectional Map Amendment will occur in 2019.

Staff noted that the following comments are a sample of the many comments staff has received during and after the Public Hearing meeting and will be discussed in more detail at the next worksessions which are scheduled to take place in May and June 2018: Keep the MARC station in Boyds to support the rural and historic character; preserve and adaptively reuse Hoyles Mill and the barn building on the Anderson property, could provide a community space for evening and weekend gatherings; Representative for the owner of 19115 Liberty Mill Road requests the expansion of the Germantown MARC boundary to include the property in order to rezone it to a townhouse zone; Support proposed staff classifications of Clopper Road, Barnesville Road, Clarksburg Road, and White Ground Road; Support recommendation on the eventual replacement of the railroad bridge by a new one, rather than a road overpass; Add a map of existing properties under easement and a recommendation to support these perpetual easements; Support the recommended zoning, including the Rural Village Overlay Zone to allow septic systems to cross property lines; Do not extend public water and sewer to Boyds; Retain the development densities recommended in the MARC Public Hearing Draft for Germantown and the 2009 Germantown Employment Area Sector Plan and exclude densities above that from traffic modeling; Support the road diet on Middlebrook Road by reducing the travel lanes from six to four; Extend the Urban Road Code and Bicycle Pedestrian Priority Area to Great Seneca Highway; Adding a new pedestrian bridge which would be a win-win for both Seneca Valley High School students and MARC train riders.

There followed a brief Board discussion with questions to staff.

***10. Cashell Estates: Preliminary Plan No. 120160210---**Request for 19 lots for 19 Townhouse Living Units which incorporate the Design for Life Standards; located at 7009 Garrett Road in Derwood, approximately 2,300 feet south of the intersection of Redland Road and Muncaster Mill Road; identified as Part of Lot 5 on Tax Map GT-341; 2.0 acres; RE-1 Zone; 2004 Upper Rock Creek Area Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: CICHY/ FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval, subject to revised conditions, discussed during the meeting and adopted the attached Resolution.

In keeping with the March 23 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan request to build 19 townhouses, which will incorporate the Design for Life Standards on a 2.0-acre property located on Garrett Road, south of the intersection of Redland Road and Muncaster Mill Road in the Upper Rock Creek Master Plan area. Staff noted that on December 2, 2016, the Hearing Examiner approved Conditional Use Application CU2016-11 for the proposed 19 townhouses and on October 6, 2016, the Planning Board approved the associated Preliminary Forest Conservation Plan. Staff added that the proposed request was reviewed for compliance with the development standards for Townhouse Medium Density (TMD) Zone optional method of development as specified in the use standards. Staff also discussed minor revisions to the conditions of approval.

Mr. Steve Orens, attorney representing the applicant, introduced Messrs. Dean Packard and Jeff Jacobson, members of the applicant’s team, briefly discussed the proposed request and concurred with the staff recommendation.

Mr. Packard also offered comments.

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