



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

**APPROVED
MINUTES**

On Thursday, April 26, 2018 at 9:00 a.m., the Montgomery County Planning Board welcomed the children of Commission employees participating in the annual “Bring Your Child to Work Day” event, and officially started a day of learning and fun. The Planning Board then went on to tour the Veirs Mill Corridor Master Plan area starting at 9:15 a.m. followed by lunch. The Planning Board then met in regular session at 2:03 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 7:04 p.m.


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

Items 1 through 5 are reported on the attached agenda.

Commissioner Fani-González temporarily left the meeting at 3:30 p.m. during discussion of Item 4, and rejoined at 4:18 p.m.

The Board recessed for dinner at 4:55 p.m. and reconvened in the auditorium at 6:02 p.m. to take up Item 6, the Veirs Mill Corridor Master Plan Public Hearing.

There being no further business, the meeting was adjourned at 7:04 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 3, 2018, in the Montgomery Regional Office in Silver Spring, Maryland.


M. Clara Moise
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, April 26, 2018
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Washington Adventist Hospital Site Plan 82008021G - MCPB No. 18-022
2. Chevy Chase Lake Preliminary Plan 12002020C – MCPB No. 18-23
3. Bullis School Preliminary Plan 12008003C – MCPB No. 18-026
4. Solera Reserve at Kensington 320180080 – MCPB No. 18-031
5. 850 Sligo Avenue 320180090 – MCPB No. 18-025

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 5-0

Nay:

Other:

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220160770, Rock Creek Estates

R-90 zone, 1 lot; located on the east side of Jones Mill Road, 150 feet south of Black Chestnut Lane; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220180470, Norbeck Overlook

R-200/TDR-7 zone, 1 parcel; located at the intersection of Norbeck Avenue and Coolidge Avenue; Olney Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220180530, Luxmanor

R-200 zone, 2 lots; located in southeast quadrant of the intersection of Tilden Lane and Roseland Drive; North Bethesda - Garrett Park Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/DREYFUSS

Vote:

Yea: 5-0

Nay:

Other:

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

***C. Other Consent Items**

1. Extension of Sketch Plan No. 320180110, 4 Bethesda Metro---CR 8.0 C 6.0 R 7.5 H 290 zone and CR 8.0 C 6.0 R 7.5 H 210 zone, 3.48 acres, Request extension for a total development of 1,092,242 square feet, including a maximum of 500,000 square feet of new development; located on Wisconsin Avenue at the southwestern intersection with Old Georgetown Road; Bethesda Downtown Sector Plan.

Staff Recommendation: Approval of the Extension

2. Cabin John Auto Park (N. Bethesda Home Depot), Site Plan Amendment No. 81980017A---Site Plan Amendment to remove 15,870 square feet of vacant retail space, reconfigure and increase the total number of parking spaces; located in the northwest quadrant of Westlake Terrace and Motor City Drive at 7111 Westlake Terrace; approximately 7.5 acres, zoned CRT-2.25, C-1.5, R-0.75, H-75; within the 2017 Rock Spring Master Plan area.

Staff Recommendation: Approval with Conditions

3. WMAL Bethesda, Extension of Site Plan No. 820170170---Request to extend the regulatory review period by ~~two~~ six months from May 24, 2018 to ~~July 26,~~ November 15, 2018, for up to 309 dwelling units (160 detached houses, 149 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 1992 North Bethesda/Garrett Park Master Plan area.

Staff Recommendation: Approval of the Extension Request

4. Regulatory Review Extension Request for Seneca Farms: Preliminary Plan No. 120170240---Requesting to extend the regulatory review period for an additional 5 months until 10/2/2018; an Application to create 27 lots for 27 detached one-family dwellings; located on the west side of Seneca Road (MD 112), approximately 900 feet northeast of Springfield Road; 136.67 acres; RC Zone; Potomac Sub-Region Master Plan.

Staff Recommendation: Approval with Conditions

5. Adoption of Corrected Resolution for Mt. Prospect Site Plan 820170160 – MCPB No. 18-017

BOARD ACTION

Motion: 1. FANI-GONZÁLEZ/PATTERSON
 2. PATTERSON/FANI-GONZÁLEZ
 3. CICHY/DREYFUSS
 4. FANI-GONZÁLEZ/PATTERSON
 5. PATTERSON/DREYFUSS

Vote:
Yea: 1 through 5: 5-0

No:

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***C. Other Consent Items**

CONTINUED

- Action:**
- 1. Approved staff recommendation for approval of the Sketch Plan Extension request for 4 Bethesda Metro project.**
 - 2. Approved staff recommendation for approval of the Site Plan Amendment request for Cabin John Auto Park project.**
 - 3. Approved staff recommendation for approval of the Site Plan Extension request for WMAL Bethesda project.**
 - 4. Approved staff recommendation for approval of the Regulatory Review Extension request for the Preliminary Plan of the Seneca Farms project.**
 - 5. Approved staff recommendation to adopt the Corrected Site Plan Resolution for Mt. Prospect project.**

***D. Approval of Minutes**

Planning Board Meeting Minutes of April 5, 2018

BOARD ACTION

Motion: **PATTERSON/CICHY**

Vote:

Yea: **5-0**

Nay:

Other:

Action: **Approved the Planning Board Meeting Minutes of April 5, 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: update on the capital and operating budgets; updates on the trail safety at Little Falls Parkway and the Capital Crescent Trail Crossing with the Parks Department hiring a traffic engineering team and initiating a new project to develop a permanent and safer design for the crossing with community meetings scheduled for later this spring and staff’s presentation to the Planning Board scheduled for late fall; the Maryland Recreation and Parks Association (MRPA) Ritch Stevenson Leadership Institute class of 2017-2018, which included parks employees Chris Clem, Henry Coppola and Megan Evans who participated in a year-round program which included educational sessions that enhanced their leadership skills and professional growth; the Earth Day event at Brookside Gardens on Sunday, April 22 from 10 a.m. through 6:00 p.m., which usually attracts 3,500 people and may have doubled this year, with volunteers planting 900 ornamental plants at the entry to the parking garden; The annual Sweep the Creek Cleanup by the Friends of Sligo Creek, in which Mr. Riley and his son participated; the Pope Farm Program with Montgomery County Conservation Corps (MCCC) event on April 16 during which youngsters from MCCC worked alongside the parks horticulturists repotting hundreds of native tree and shrub seedlings as part of the Parks reforestation program and worked on invasive plant removal, trail cleanups and park maintenance projects; the passing of K9 Knight, a black Labrador born in 2008, who worked with the Park Police; enterprise facilities update with Cabin John Ice Rink hosting its annual Spring Ice show on Saturday, April 14 with 114 skaters participating, and the Spring Eye Spy Trains event which attracted over 5,000 patrons over the past three weekends in April. The trains will be running at both Cabin John and Wheaton Train Carousel, and the newly constructed Black Hill boathouse which was awarded its use and occupancy permit and is scheduled to open to the public, as well as Lake Needwood boathouse, on Saturday, May 5; the Parks Department is hosting its 2nd Annual Glow Walk & Fun in honor of Light It Blue, a campaign to increase understanding and acceptance of Autism at the Wheaton Miniature Train

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2. Roundtable Discussion

- Parks Director's Report

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and Ovid Hazen Wells Carousel on April 27 from 6:00 to 9:00 p.m.; and the Wings of Fancy live butterfly and caterpillar exhibit opened at Brookside Gardens on Wednesday, April 18, a week earlier than usual so that more school groups could be accommodated; the upcoming Makeover Montgomery 4 Conference to be held at the University of Maryland in College Park on May 9, and at the Silver Spring Civic Building on May 10 and 11; and the Parks Speaker Series with Mr. Tim Marshall scheduled to make a presentation at the Montgomery Regional Office (MRO) on Tuesday, May 15 from 11:30 a.m. to 1:30 p.m.

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

3. Camberwell Property (aka Camotop) Lot 10, Block B Limited Preliminary Plan Amendment No. 11995016C (In response to a Forest Conservation violation) --- Request to release 1.08 acres of M-NCPPC Conservation Easements. Located off a shared driveway approximately 300 feet southwest of Democracy Boulevard; RE2 Zone; Potomac Sub-Region Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: DREYFUSS/CICHY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Limited Preliminary Plan Amendment request, in response to a Forest Conservation Easement Violation for the Camberwell Property, Lot 10, Block B, subject to conditions, and adopted the attached Resolution.

In keeping with the April 13 technical staff report, Planning Department staff offered a multi-media presentation and discussed the request to release 1.08 acres of the Commission’s Conservation Easement consisting of 0.92 acre of Category I Conservation Easement and 0.16 acre of Category II Conservation Easement from Lot 10, and provide offsite mitigation with the acquisition of 2.1 acres of forest mitigation bank credit to equal either 2.1 acres of forest planting or 4.2 acres of forest retention, and onsite mitigation with the establishment of a new 0.52-acre Category II Conservation Easement and planting six additional 2-inch caliper swamp white oak trees within the new Category II Conservation Easement.

Staff noted that in response to a citation and following a meeting with staff, the applicant submitted this amendment request. The proposed amendment addresses the forest conservation law violations on the property and recognizes the decline of forest conditions on the property. The applicant has performed unauthorized mowing of the retained forest areas which has prevented forest regeneration. Regardless of the mowing, the number of live plants in the forested areas of the property have been decreasing since the approved clearing allowed by the Forest Conservation Plan in 2011. The proposed amendment will resolve the forest clearing violation but does not alter the minimum forest planting requirements of the subdivision. Staff added that no correspondence was received from community groups, civic associations, residents, or adjoining and confronting property owners regarding the proposed amendment.

Mr. Amir Tofigh, the applicant, present at the meeting, did not offer any comments.

There followed a brief Board discussion with questions to staff.

4. Clarksburg Road at Old Frederick Road (MD 355) Intersection Improvements

A. Mandatory Referral 2018019, Clarksburg Road at Old Frederick Road (MD 355) Intersection Improvements---Construction of road, sidewalk, and side path improvements at the intersection of Clarksburg Road and Old Frederick Road (MD 355). Project limits extend between 300 and 600 feet in all four directions from the intersection. Ten Mile Creek Area Limited Amendment (2014)

Staff Recommendation: Approval to transmit comments to Montgomery County Department of Transportation

B. Preliminary/Final Water Quality Plan MR2018019: Clarksburg Special Protection Area Construction of road, sidewalk, and side path improvements at the intersection of Clarksburg Road and Old Frederick Road (MD 355). Project limits extend between 300 and 600 feet in all four directions from the intersection. Ten Mile Creek Area Limited Amendment (2014)

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: **A. DREYFUSS/PATTERSON**
 B. DREYFUSS/PATTERSON

Vote:
 Yea: **A. & B. 5-0**

Nay:

Other:

Action: **A. Approved staff recommendation for approval to transmit comments and recommendations to Montgomery County Department of Transportation, as stated in the attached transmittal letter.**

B. Approved staff recommendation for approval of the Preliminary/Final Water Quality Plan, subject to conditions, and adopted the attached Resolution.

Planning Department staff offered a multi-media presentation and discussed a Mandatory Referral request from Montgomery County Department of Transportation (MCDOT) for the construction of a road, sidewalk, and side path improvements at the intersection of Clarksburg Road and Old Frederick Road (MD 355). The proposed project is located within the Ten Mile Creek Special Protection Area (SPA), the Clarksburg Historic District, and on publicly owned property, including 6,382 square feet of parkland that will be transferred to MCDOT for the road right-of-way. Staff noted that approval of a Water Quality Plan is required under Section 190-62 of the Montgomery County Code. MCDOT proposes to construct improvements to a 0.49-mile long section of Clarksburg Road and a 0.27-mile long of Frederick Road. Staff added that the

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**4. Clarksburg Road at Old Frederick Road (MD 355) Intersection Improvements --
A. Mandatory Referral 2018019, Clarksburg Road at Old Frederick Road (MD 355)
Intersection Improvements & B. Preliminary/Final Water Quality Plan MR2018019**

CONTINUED

project is on the Capital Improvements Project (CIP) list and county funds will be used to finance this project, as well as contributions from the Clarksburg Town Center project. Staff then discussed the Water Quality Plan request and recommended approval subject to the conditions listed in the April 16 technical staff report.

At the Board's request, Mr. Dan Sheridan, Chief of the Transportation Planning and Design Section, and Ms. Yasamin K. Esmaili, Project Manager in the Project Engineering Division at MCDOT offered comments and answered questions, specifically questions regarding the reduction of the speed limit from 35 miles to 25 miles and adding a sidewalk on both sides of Frederick Road.

There followed extensive Board discussion with questions to staff and MCDOT representatives.

The Planning Board instructed staff to note in the transmittal letter that the Planning Board recommends that MCDOT maintain the existing 35 miles per hour speed limit, or if necessary, reduce it to no less than 30 miles. Staff should also mention that sidewalk on both sides of Frederick Road should be constructed if the funds are available but can be constructed under a separate project.

Mr. Sheridan explained that MCDOT will hire a traffic engineer who will carry out a study to determine the best speed limit, taking into consideration the existing traffic and pedestrian safety.

***5. Montgomery Village Center, Sketch Plan No. 32017002A, Preliminary Plan No. 120180010, and Site Plan No. 820180020**

A. Sketch Plan No. 32017002A: Request to amend the prior approval to revise both the unit mix and location of the proposed multi-family, two over twos, and townhouse units to facilitate the revitalization/redevelopment of the Montgomery Village Center shopping center into a mixed-use development with a maximum of 375,000 square feet of total development, including up to 210,000 square feet of residential uses (115 dwelling units) and up to 165,000 square feet of retail/service uses; on 18.78 acres in the CRT 1.5, C 0.75, R 1.00, H-75 and the Montgomery Village Overlay zones; located west of the intersection of Montgomery Village Avenue and Centerway Road, within the 2016 Montgomery Village Master Plan area.

Staff Recommendation: Approval with Conditions

B. Preliminary Plan No. 120180010: Request to create 55 Lots for 49 townhouse units, 34 two-over-two condo units, 32 multi-family condo units, including 12.5% MPDUs (15 total), and up to 165,000 square feet of retail/service uses; various stormwater management, public/common open spaces, private roads, and HOA parcels; under Optional Method Development on 18.78 acres in the CRT 1.5, C 0.75, R 1.00, H-75 and the Montgomery Village Overlay zones; located west of the intersection of Montgomery Village Avenue and Centerway Road, within the 2016 Montgomery Village Master Plan area.

Staff Recommendation: Approval with Conditions

C. Site Plan No. 820180020: Request to allow construction of 32 condo units (including 2 MPDUs) for a total of 35,100 square feet of residential uses, and up to 165,000 square feet of retail/service uses; under Optional Method Development on 18.78 acres in the CRT 1.5, C 0.75, R 1.00, H-75 and the Montgomery Village Overlay zones; located west of the intersection of Montgomery Village Avenue and Centerway Road, within the 2016 Montgomery Village Master Plan area.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: **A. CICHY/FANI-GONZÁLEZ**
 B. CICHY/PATTERSON
 C. CICHY/DREYFUSS

Vote:
 Yea: A., B. and C. 5-0

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

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

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

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***5. Montgomery Village Center, Sketch Plan No. 32017002A, Preliminary Plan No. 120180010, and Site Plan No. 820180020**

CONTINUED

In keeping with the April 16 technical staff report, Planning Department staff discussed the Sketch, Preliminary and Site Plan requests for the Montgomery Village Center project located west of the intersection of Montgomery Village Avenue and Centerway Road, within the Montgomery Village Master Plan area and the Montgomery Village Overlay Zones. The requests are to amend the prior approval to revise both the unit mix and location of the proposed multi-family, two over twos, and townhouse units to facilitate the revitalization/redevelopment of the Montgomery Village Center shopping center into a mixed-use development with a maximum of 375,000 square feet of total development, including up to 210,000 square feet of residential uses or 115 dwelling units, and up to 165,000 square feet of retail/service uses on an 18.78-acre property; to create 55 Lots for 49 townhouse units, 34 two-over-two condo units, 32 multi-family condo units, including 12.5 percent Moderately Priced Dwelling Units (MPDUs), or a total of 15 units, and up to 165,000 square feet of retail/service uses; various stormwater management ponds, public/common open spaces, private roads, and Homeowners Associations parcels; under the Optional Method Development.

Staff noted that the proposed redevelopment of the property will be phased into Phase 1A, 1B and 2. The Preliminary Plan request includes the Preliminary Forest Conservation Plan (FCP) and the Site Plan request includes the Final Forest Conservation Plan (FFCP) which will be approved at the same time. The applicant has requested a parking waiver for 41 spaces as part of the Preliminary Plan. Staff does not object to the waiver but it must be reviewed as part of a subsequent Site Plan application when necessary. Staff has not received any correspondence from the public on this application.

Ms. Soo Lee-Cho and Mr. Jody Kline, attorneys representing the applicant, W-ARC MV Owner VII, LLC, introduced Mr. Ryan G. David, member of the applicant's team, offered comments and concurred with the staff recommendation.

The following +speakers offered testimony: Mr. David B. Humpton of Apple Ridge Road, Executive Vice President of Montgomery Village Foundation; Ms. Jane Wilder of Lake Landing Road and representing the Citizens to Save South Valley Park at Wheaton Run; and Mr. Richard D. Wilder of Lake Landing Road and representing the Potomac Valley Environmental Group.

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

6. Veirs Mill Corridor Master Plan – Public Hearing

Staff Recommendation: Planning Board Will Receive Public Testimony on the Public Hearing Draft of the Veirs Mill Corridor Master Plan

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received testimony.

A VERBATIM TRANSCRIPT OF THIS ITEM IS AVAILABLE IN THE MONTGOMERY COUNTY REGIONAL OFFICE OF THE PARK AND PLANNING COMMISSION.