



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, May 3, 2018, at 9:09 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:35 p.m.

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

Items 1 through 5, and Item 10 are reported on the attached agenda.

The Board recessed for lunch at 11:23 a.m., and a presentation by Ms. Stephanie M. Smith, Assistant Director for Equity, Engagement, and Communications for the City of Baltimore Department of Planning.

The Planning Board reconvened in the auditorium at 2:40 p.m.

Items 6 through 9 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 4:35 p.m. There is no Planning Board meeting scheduled for May 10, 2018. The Planning Board members will be attending the all-day Makeover Montgomery Conference at the Silver Spring Civic Building. The next regular meeting of the Planning Board will be held on Thursday, May 17, 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, May 3, 2018
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. Adoption of Corrected Resolution for Cabin Branch Site Plan 820180060 – MCPB No. 18-021

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 5-0

Nay:

Other:

Action: Adopted the corrected Resolution cited above, as submitted.

***D. Approval of Minutes**

Planning Board Meeting Minutes of April 12, 2018

BOARD ACTION

Motion: FANI-GONZÁLEZ/PATTERSON

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of April 12, 2018, as submitted.

2. Working Draft of the Technical Update to the Master Plan of Highways and Transitways Functional Master Plan - Worksession # 5 - VOTE OUT---Fifth of five work-sessions on Working Draft Recommendations and Public Comments Received.

Staff Recommendation: Approval to Prepare Planning Board Draft Document

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Planning Board Draft of the Technical Update to the Master Plan of Highways and Transitways, and transmittal of the Plan to the County Executive and County Council.

Planning Department staff offered a multi-media presentation and discussed the working draft of the Technical Update to the Master Plan of Highways and Transitways (MPOHT), specifically its approval as the Planning Board Draft. Staff noted that the working draft being presented today incorporates Planning Board comments and direction received during the four previous worksessions, with red-lined pages of the Public Hearing Draft where Planning Board comments and requested changes have been made. Staff added that copies of the Technical Appendices have also been provided to the Board. In addition to the Board recommendations, significant changes to the Plan include an enhanced Transitway section with a map book and tables, explanatory text for most of the changes, revisions to proposed road classifications 92 through 118, and additional description of highway component elements, such as Master Plan Rights-of-Way, target speeds, and interchange table.

Mr. Andrew Bossi of the Montgomery County Department of Transportation (MCDOT) offered comments.

There followed extensive Board discussion with questions to staff and Mr. Bossi, during which the Board instructed staff to include language in the accompanying cover letter that recommends that the section of Whites Ferry Road from approximately 2,000 feet east of the Poolesville boundary to Partnership Road be considered for future safety improvements, as well as a recommendation for improved connection from Whelan Lane onto Old Clarksburg Road.

3. Bicycle Master Plan Worksession #6 - VOTEOUT

Staff Recommendation: Review and Approve Transmittal of the Bicycle Master Plan Planning Board Draft to the County Executive and the County Council

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Planning Board Draft of the Bicycle Master Plan, and transmittal of the Plan to the County Executive and County Council.

Planning Department staff offered a multi-media presentation and discussed the Planning Board Draft of the proposed Bicycle Master Plan. According to staff, the Brookdale Community Association requested one additional change to the Plan, which is to remove the proposed Willard Avenue sidepath between River Road and the Willard Avenue Trail because it would likely require removing on-street parking in a residential community. Because an existing parallel path is located in the Willard Avenue Neighborhood Park, a short distance away, staff supports the removal of this bikeway. Staff added that the additional pages that the Montgomery County Department of Transportation (MCDOT) requested be included in the Bicycle Facility Design Toolkit have recently been completed and will be included in the Plan.

Mr. Andrew Bossi of MCDOT offered comments.

There followed extensive Board discussion with questions to staff and Mr. Bossi.

4. Zoning Text Amendment No. 18-05, Uses, Use Standards, and Regulatory Approvals; Subdivision Regulation Amendment (SRA) 18-02, Administrative Subdivision – Signature Business Headquarters

A. ZTA 18-05: Amends the Montgomery County Zoning Ordinance to create a new use for a Signature Business Headquarters and provide a process for approval of a Signature Business Headquarters plan.

Staff Recommendation: Transmit Comments to the County Council

B. SRA 18-02: Amends the Montgomery County Subdivision Regulations to allow another category under which an applicant can file an administrative subdivision plan in place of a preliminary plan for a Signature Business Headquarters.

Staff Recommendation: Transmit Comments to the County Council

(NOTE: Action required for County Council public hearing of May 15, 2018)

BOARD ACTION

Motion: A. & B. DREYFUSS/FANI-GONZÁLEZ

Vote:

Yea: A. & B. 5-0

Nay:

Other:

Action: A. & B. 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) that would amend the Montgomery County Zoning Ordinance to create a new use for a Signature Business Headquarters, and provide a process for approval of a Signature Business Headquarters plan. According to staff, Montgomery County Executive Isiah Leggett has requested that a ZTA be introduced to assist the County in attracting major private companies. As proposed, ZTA 18-05 would amend the current Zoning Ordinance to include a Signature Business Headquarters as a new limited use for businesses with at least 25,000 employees on properties zoned Commercial Residential (CR) within a single Metro Station Policy Area. The ZTA will make it possible to shorten the review time required of a development application from 120 days to 60 days while continuing to allow for public comment and testimony about the proposed development. Building heights may be increased by up to 100 feet for buildings mapped with a height of at least 150 feet. Staff added that any proposed headquarters would still be required to meet all Adequate Public Facility requirements.

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4. Zoning Text Amendment No. 18-05, Uses, Use Standards, and Regulatory Approvals; Subdivision Regulation Amendment (SRA) 18-02, Administrative Subdivision – Signature Business Headquarters

CONTINUED

Staff then discussed the accompanying proposed Subdivision Regulation Amendment (SRA) that would create an administrative subdivision process for a Signature Business Headquarters under certain standards. As proposed, SRA 18-02 will establish the Signature Business Headquarters category in the Subdivision Regulations, under which an applicant can file an Administrative Subdivision Plan in lieu of a Preliminary Plan. The Planning Director would have the authority to approve the Administrative Subdivision Plan under an expedited process. Staff added that a proposed Signature Business Headquarters plan will expire if a building permit application is not accepted by the Montgomery County Department of Permitting Services within two years of Planning Board approval.

There followed a brief Board discussion with questions to staff.

5. **Zoning Text Amendment No. 18-03, Farm Alcohol Production – Standards---**ZTA 18-03 amends the Montgomery County Zoning Ordinance to add Farm Alcohol Production as a use allowed in certain zones; and establish the standards for Farm Alcohol Production.

Staff Recommendation: Transmit Comments to County Council

(NOTE: Action required for County Council public hearing of May 15, 2018)

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to transmit comments to the County Council, as discussed during the meeting, and as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed a proposed Zoning Text Amendment (ZTA) that would add Farm Alcohol Production as an accessory use allowed in the Agricultural and Rural Residential Zones, and establish the standards for Farm Alcohol Production. According to staff, wineries are currently allowed as a limited use in Agricultural and most Rural Residential zones, and only as a conditional use in the Rural Neighborhood Cluster (RNC) zone. Proposed ZTA 18-03 would incorporate many of the standards that are applicable to wineries and apply those standards and others to breweries, cideries, and distilleries, and combine these uses into a new accessory agricultural use category called Farm Alcohol Production, which will be allowed as a limited/conditional use in the Agricultural Reserve, Residential, Rural Cluster, and RNC Zones as an accessory use to farming or another allowed principal use in the zone. A farm alcohol producer would be required to grow onsite some of the ingredients used in the production of the beverages, though no specific amount is established in the ZTA. In addition to the manufacturing of alcoholic beverages, ZTA 18-03 would allow tasting rooms and the sale of food to the extent allowed by the state manufacturing license. It would also allow up to nine events a year with more than 300 people in attendance. Additional events for more than 300 attendees would only be allowed if the use is approved as a conditional use. For events with fewer than 300 participants, the allowable number of events would be unlimited.

Staff noted that while they have no objection with the overall intent of the proposed ZTA, they are concerned with the overly broad allowance for the number of events associated with the production of alcohol where 300 or fewer participants are anticipated. Staff recommends

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5. Zoning Text Amendment No. 18-03, Farm Alcohol Production – Standards

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additional discussion to address this issue and proposes the incorporation of a table similar to that used for equestrian facilities, which specifies restrictions for events based on parcel size, hours of operation, and number of participants.

Ms. Margaret Chasson, representing the League of Women Voters of Montgomery County, and Ms. Caroline Taylor, representing the Montgomery Countryside Alliance, offered testimony.

There followed extensive Board discussion with questions to staff and Ms. Taylor, during which the Board instructed staff to keep the transmitted comments more general by stating that the Board is in agreement with the need for uniformity regarding farm alcohol related events; that a commercially viable attendance threshold be established, with additional review required for events that exceed that threshold; and that the sample equestrian table be considered only as an example.

10. **Zoning Text Amendment No. 18-04, Exemptions – Agricultural Zone**---ZTA 18-04 amends the Montgomery County Zoning Ordinance to grandfather existing legal uses in the Agricultural zone, and generally amend the provisions related to uses in the Agricultural zone.

Staff Recommendation: Transmit Comments to County Council

(NOTE: Action required for County Council public hearing of May 15, 2018)

BOARD ACTION

Motion: DREYFUSS/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

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) that would grandfather existing legal uses in the Agricultural Reserve (AR), and generally amend the provisions related to uses in the AR Zone. According to staff, the intent of proposed ZTA 18-04 is to allow the expansion of structures and uses in the AR Zone that were legal prior to October 30, 2014, but were subsequently made non-conforming on October 30, 2014 by the Zoning Rewrite. Planning Department and County Council staff initially expressed concerns that the broad language in the ZTA does not specify how much a use could be expanded or how large a structure can be. The County Executive has since addressed these concerns by proposing amended language to the existing ZTA that states the lawful non-conforming use of a structure or lot must not be expanded unless, within the Agricultural Reserve Zone, a Federal or State health or safety law or regulation requires the expansion. Prior to the expansion of the use or structures, the property owner must provide to the Department of Permitting Services Director a certification from the applicable Federal or State agency that the expansion or enlargement is necessary. Staff supports the amended language.

Ms. Caroline Taylor, representing the Montgomery Countryside Alliance, offered testimony.

There followed a brief Board discussion with questions to staff.

***6. Pike & Rose – Site Plan Amendments for Phase I & Phase II**

A. Phase I – Site Plan No. 82012002D: Request to revise the Phase I Public Use Space plan, modify the public benefit points and development program for Phases I and II, and minor modifications to reflect as-built conditions; 8.78 acres, split-zoned CR-3.0, C-1.5, R-2.5, H-200 and CR-4.0, C-3.5, R-3.5, H-300; located on the north side of Old Georgetown Road (MD-187) between Rockville Pike (MD-355) and Towne Rd., within the 2010 White Flint Sector Plan area.
Staff Recommendation: Approval with Conditions

B. Phase II – Site Plan No. 82013012D: Request to revise the design of Building 3B modify public benefit points to reflect addition of solar panels and bikeshare, and removal of daycare; and minor modifications to reflect as-built conditions; 10.32 acres, split-zoned CR-3.0, C-1.5, R-2.5, H-200 and CR-4.0, C-3.5, R-3.5, H-300; located on the north side of Old Georgetown Road (MD-187), between Rockville Pike (MD-355) and Towne Road; within the 2010 White Flint Sector Plan area.
Staff Recommendation: Approval with Conditions

BOARD ACTION

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

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

 Nay:

 Other:

Action: **A. Approved staff recommendation for approval of the Site Plan Amendment request for Phase I of the Pike & Rose project, subject to conditions, and as stated in the attached adopted Resolution.**

B. Approved staff recommendation for approval of the Site Plan Amendment request for Phase II of the Pike & Rose project, subject to conditions, and as stated in the attached adopted Resolution.

In keeping with the April 19 technical staff report, Planning Department staff offered a multi-media presentation and discussed Site Plan Amendments for Phases I and II of the Pike & Rose project. Staff noted that the applicant is requesting the Planning Board’s approval to revise the Phase I Public Use Space plan, modify the public benefit points and development program for Phases I and II, to revise the design of Building 3B and associated parking garage within Block 3; modify public benefit points to reflect addition of solar panels and bikeshare, and removal of a daycare; and make minor modifications to reflect as-built conditions. Staff added

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***6. Pike & Rose – Site Plan Amendments for Phase I & Phase II**CONTINUED

that the 8.78-acre property is located on the north side of Old Georgetown Road (MD-187) between Rockville Pike (MD-355) and Towne Road, within the White Flint Sector Plan area.

Staff noted that Buildings 10, 11 and 12 of the project are fully built and contain 494 residential units and 296,506 square feet of non-residential development. The applicant requests modifications to the approved Public Benefits and amend the binding elements and condition 3 of the approved Sketch Plan by eliminating the daycare center, given that the daycare provider was not able to pay the amount of rent that the ground floor retail space commands at Pike & Rose. The applicant will add five points for the proposed bikeshare stations and will add ten points for the installation of solar panels. Staff noted that the construction of Building 3B will introduce a Class A office building to the mix of uses near the White Flint Metro Station. As part of the proposed amendments, the applicant is proposing to build a 7-foot wide sidewalk along Rockville Pike (MD-355) within the public right-of-way. The applicant is also proposing to build an approximately 6-foot wide landscape bed with shrubs next to the building, and to also add green lawn strips and street trees approximately 30 feet on center. Staff has received two letters of support from the community regarding this application.

Mr. Scott Wallace, attorney representing the applicant, Federal Realty Investment Trust, offered brief comments and concurred with the staff recommendation.

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

7. **Mandatory Referral No. 2018023: Food and Drug Administration (FDA) Expansion at the White Oak Campus**---Briefing and requesting Planning Board approval to transmit comments on the Draft Environmental Impact Statement to the Maryland-National Capital Park and Planning Commission (M-NCPPC) or Full Commission. In cooperation with FDA, the General Services Administration (GSA) has prepared the “2018 Federal Research Center Master Plan Draft Environmental Impact Statement.” Due to Congressional mandates, FDA is projecting an increase of 9,000 employees at the 130-acre campus, for a total of 18,000 employees.

Staff Recommendation: Approval to Transmit Comments and recommendations to the Full Commission

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Received briefing and approved staff recommendation to transmit comments and recommendations to the Maryland-National Capital Park and Planning Commission (M-NCPPC) or Full Commission.

Planning Department staff offered a multi-media presentation and discussed a Mandatory Referral request for the expansion of the Food and Drug Administration (FDA) at the White Oak Campus. Staff noted that in cooperation with FDA, the General Services Administration (GSA) has prepared the “2018 Federal Research Center Master Plan Draft Environmental Impact Statement”. Due to Congressional mandates, FDA is projecting an increase of 9,000 employees at the 130-acre campus, for a total of 18,000 employees from 2025 to 2035. FDA briefed the Planning Board on the Master Plan on February 22, 2018, and the Planning Department provided written comments on the draft Environmental Impact Statement (EIS) to GSA on April 13, 2018. Staff noted that the Planning Board is requested to provide comments and recommendation on the Mandatory referral request to the Full Commission prior to the May 16, 2018 during which the Full Commission will review the request and provide comments and recommendations to the National Capital Planning Commission (NCPC). Staff also added that there will be a final EIS and FDA Master Plan review in late summer or early fall 2018.

Historic Preservation Division staff answered questions from the Planning Board regarding the existing historic golf course and the Memorandum of Agreement between FDA, GSA, the Advisory Council for Historic Preservation, and the Maryland Historical Trust.

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7. Mandatory Referral No. 2018023: Food and Drug Administration (FDA) Expansion at the White Oak Campus

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At the Board's request, Mr. Andrew Bossi of Montgomery County Department of Transportation (MCDOT) offered comments and answered questions regarding maximizing connectivity inside the campus, for FDA employee, if nothing else.

The following speakers offered testimony: Mr. Dan Wilhelm of Cannon Road and representing the Silver Spring Citizens Association; Mr. Bernard Berne of North Carlin Springs Road, and Mr. Gail Fisher of Rodney Road, an adjacent property owner.

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

Chair Anderson and the other Commissioners recommended that FDA make the golf course accessible to the public to the extent that it does not interfere with security on the site.

***8. Willow Manor at Fairland: Preliminary Plan & Site Plan Amendments**

A. Preliminary Plan Amendment No. 12017008A: Amendment to increase the dwelling unit count on one lot from 116 to 121 senior-adult apartment units including 16 MPDUs, and to revise the Adequate Public Facilities test, located at the East County Regional Services Center at 3300 Briggs Chaney Road, 15.93 acres, R-30 Zone, 1997 Fairland Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Site Plan Amendment No. 82017005A: Amendment to increase the dwelling unit count from 116 to 121 senior-adult apartment units including 16 MPDUs and minor landscape/site modifications on 15.93 acres, R-30 zone, 1997 Fairland Master Plan.

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 to approve a Preliminary Plan Amendment request for the Willow Manor at Fairland project, subject to conditions, and adopted the attached Resolution.**

B. Approved staff recommendation to approve a Site Plan Amendment request for the Willow Manor at Fairland project, subject to conditions, and adopted the attached Resolution.

In keeping with the April 20 technical staff report, Planning Department staff offered a multi-media presentation and discussed proposed Preliminary and Site Plan amendment requests for the Willow Manor at Fairland project. Staff noted that the proposed amendments are to increase the dwelling unit count on one lot from 116 to 121 senior-adult apartment units, including 16 Moderately Priced Dwelling Units (MPDUs), with minor landscaping and site modifications, and to revise the Adequate Public Facilities test on the 15.93-acre property located northeast side of Briggs Chaney Road between Robey Road and Gateshead Manor Road in the Fairland Master Plan area. The property is currently improved with a parking lot with 464 spaces to service the existing East County Regional Services Center, the East County Community Recreation Center, and a Park & Ride facility operated by Montgomery County Department of Transportation. There are areas on the property that were intended to be protected via Category I Conservation Easements as part of the requirements of the previously approved

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***8. Willow Manor at Fairland: Preliminary Plan & Site Plan Amendments**CONTINUED

Final Forest Conservation Plan which was approved as part of a previous Mandatory Referral request for the property. There is a stream buffer on the property that encompasses the on-site stream and wetlands. There are approximately six acres of forest located in the northern portion of the property, which includes several large trees. Staff noted that the Independent Living Facility for Seniors is a Limited use in the Residential R-30 zone. The proposed project is a public/private partnership between the applicant, K&B Companies, Inc., the Montgomery County Department of General Services (MCDGS), as well as the Montgomery County Department of Housing and Community Affairs (MCDHCA).

Staff then discussed the modified/revised conditions of approval for both plan amendments and noted that all other conditions from the previously approved Preliminary and Site Plans remain in full force. Staff noted that the need to amend the plan to add five additional dwelling units was discussed during the July 24, 2017 Planning Board meeting and the applicant has complied with the Planning Board's request by converting five of the dwelling units into storage space in the architectural floor plan of the certified plans. As such, the building footprint, exterior architecture, height, and shape did not change. The current amendments propose to add the five units back into the floor plan in the area originally reserved for them. All of the parking, recreation guidelines, and other requirements have been updated to account for the minor increase in density which was contemplated and designed for the property from the beginning of this process.

Mr. Scott Wallace, attorney representing the applicant, K&B Companies, Inc. with Mr. Patrick Byone of K&B, present at the meeting, offered brief comments and concurred with the staff recommendation.

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

*9. 8000 Wisconsin Avenue, Sketch Plan No. 320180120---CR 3.0 C 3.0 R 2.75 H 175 zone and CR 5.0 C 5.0 R 5.0 H 175 zone, 0.94 acres, Request for 430,000 square feet of development including up to 410,000 square feet of multi-family residential use with 25 percent MPDUs and up to 20,000 square feet of non-residential uses; and a payment of the Park Impact Payment through the Bethesda Overlay Zone; located on Wisconsin Avenue approximately 100 feet south of its intersection with Cordell Avenue; Bethesda Downtown Sector Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: DREYFUSS/CICHY

Vote:

Yea: 5-0

Nay:

Action: Approved staff recommendation to approve the Sketch Plan request for the 8000 Wisconsin Avenue project, subject to conditions, and as stated in the attached adopted Resolution.

Planning Department staff offered a multi-media presentation and discussed a Sketch Plan request for the 8000 Wisconsin Avenue project located on a 0.94-acre property on Wisconsin Avenue, approximately 100 feet south of its intersection with Cordell Avenue in the Bethesda Sector Plan area. Staff noted that in accordance with the April 20 technical staff report, the applicant is requesting the Planning Board approval to build a mixed-use project of up to 430,000 total square feet, including up to 410,000 square feet of residential uses, or up to 441 residential dwelling units, and up to 20,000 square feet of retail space. Staff also noted that the project includes an allocation of Bethesda Overlay Zone (BOZ) density of up to 219,130 square feet, the final amount of which will be determined at the time of Site Plan, and a minimum of 25 percent Moderately Priced Dwelling Units (MPDUs). The site is currently occupied by offices, retail stores, and public parking.

Staff added that the applicant proposes to redevelop the site with a mixed-use building including 25 percent MPDUs, minimum parking, structured parking, exceptional design, and energy conservation and generation. The provision of 25 percent MPDUs allows the additional height necessary to accommodate MPDUs above 17.5 percent, eliminates the requirement for the applicant to purchase Building Lot Termination rights (BLT), to participate in the Park Impact Payment (PIP), typically required for the allocation of BOZ density, and reduces the number of Commercial/Residential (CR) zone public benefit point categories to those otherwise required by the BOZ. Staff has not received any correspondence regarding this plan.

Mr. Bob Dalrymple, attorney representing the applicant, Aksoylu Properties, introduced Mr. Andrew Czankowski of SK+I Architecture, and Mr. Carlos Montenegro, members of the applicant's team, offered brief comments and concurred with the staff recommendation.

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