



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 17, 2018, at 9:01 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 12:43 p.m.

Present were Chair Casey Anderson and Commissioners Natali Fani-González and Gerald R. Cichy. Commissioner Tina Patterson joined the meeting at 10:37 a.m. during discussion of Item 4. Vice Chair Norman Dreyfuss was necessarily absent.

Items 1 through 5, and Item 7 are reported on the attached agenda.

Items 2A, 6, and 8 were removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 12:43 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 24, 2018, in the Montgomery Regional Office in Silver Spring, Maryland.

A handwritten signature in black ink, appearing to read 'James J. Parsons'.

James J. Parsons
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, May 17, 2018
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Pike and Rose Phase I Site Plan 82012002D - MCPB No. 18-039
2. Pike and Rose Phase II Site Plan 82013012D– MCPB No. 18-040
3. 8000 Wisconsin Avenue Sketch Plan 320180120 – MCPB No. No. 18-041
4. Cabin John Auto Park Site Plan 81980017A – MCPB No. 18-042

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220170610, Chestnut Ridge

CRT zone, 1 lot, 1 outlot; located at the intersection of Waters Road and Germantown Road (MD 118); Germantown Sector Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220180420, Mt. Carmel Acres

AR (formerly RDT) zone, 1 lot, 1 outlot; located 400 feet north of the terminus of Mt. Carmel Cemetery Road; Olney Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220180430, Rock Spring Park

EOF zone, 2 lots; located on the south side of Breuer Street, 120 feet east of Rockledge Drive; Rock Spring Sector Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220180480, Earnshaw

CRN zone, 1 lot, 1 parcel; located on the south side of Olney-Sandy Spring Road (MD 108), 120 feet west of Thomas Village Lane; Sandy Spring Rural Village Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220180750, Brookmont, Section 2

R-60 zone, 1 lot; located on the east side of Broad Street, 50 feet south of 61st Street; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220180760, Cabin Branch

CRT zone, 4 lots; located on the north side of Little Seneca Parkway in between Broadway Avenue and Cabin Branch Avenue; Clarksburg Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

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

***C. Other Consent Items**

1. Extension Request for Sketch Plan No 320180130: Fairchild Apartments---Extension Request for Sketch Plan No 320180130: Fairchild Apartments: Request to extend the regulatory review period by up to two months, with a Planning Board hearing date no later than July 26, 2018, to allow for a new multi-family residential building up to 203,102 square feet in size with up to 212 dwelling units, including 15% MPDUs; located on the south side of Century Blvd, approximately 150 feet east of the intersection with Aircraft Drive; 5.49 acres, CR 2.0, C-1.5 R-1.5 H-145T; 2009 Germantown Employment Area Master Plan.

Staff Recommendation: Approval of the Extension Request

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

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

***D. Approval of Minutes**

Planning Board Meeting Minutes of April 26 and May 3, 2018

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: Approved the Planning Board Meeting Minutes of April 26 and May 3, 2018, as submitted.

2. Roundtable Discussion

~~A. Introduction of the Park Police Chief Darryl McSwain — REMOVED~~

B. Planning Director’s Report

C1. Operating Funds Three Month Financial Report Including Projections to June 30, 2018

C2. Enterprise Funds Three Month Financial Report Including Projections to June 30, 2018

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **A. This Item was removed from the Planning Board agenda.
 B. & C. Received briefing.**

B. Planning Department Director’s Report – Planning Department Director Gwen Wright offered a multi-media presentation and briefed the Board on the following ongoing and upcoming Planning Department events and activities: the recent Makeover Montgomery 4 Conference held on May 9 through 11 at the Silver Spring Civic Building; the status of the Bicycle Master Plan and the Technical Update to the Master Plan of Highways and Transitways, both of which have been transmitted to the County Council; the status of the Veirs Mill Corridor Master Plan and the MARC Rail Communities Plan, with both Plans tentatively scheduled to be transmitted to the County Council in the fall; the status of the Forest Glen/Montgomery Hills Sector Plan, with additional community meetings forthcoming; status of the ongoing Employment Trends Study, the Senior Housing Study, the Missing Middle Housing Study, and the update to the General Plan; ongoing Fitness Week activities; ongoing Asian Pacific American History Month activities, with an Indian Spring Festival event scheduled for Friday, May 18 at the Montgomery Regional Office; and the annual All-Staff Summer Picnic scheduled for June 5 at Rock Creek Regional Park.

There followed a brief Board discussion.

C1. Operating Funds Three-Month Financial Report Including Projections to June 30, 2018: Parks Department staff briefed the Board and discussed the status of the FY18 Administration Department and Parks Department operating funds. As of March 31, \$119,737,278, or approximately 97.69 percent, of the Operating Fund tax revenues budget of \$122,573,814 have been collected, a decrease of 0.3 percent of the percentage collected in the corresponding FY17 time period. Both the Parks Department and Planning Department are projected to meet the FY18 savings plan at a total of \$3,569,991. Revenues for the Park Fund are expected to be \$1,509,748 below budget, with expenditure savings projected at \$2,154,005.

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2. Roundtable DiscussionCONTINUED

Other Post-Employment Benefits savings will be applied to the savings plan. Staff added that for the Enterprise funds, revenue projections are \$11,290,649, reflecting an increase in revenue of \$634,667, and expenditures are projected to be \$9,257,387, resulting in a net income of \$2,258,277.

Planning Department staff then briefed the Board on the Administration fund, noting expenditure savings are projected at \$1,822,907, with the Planning Department estimating savings of \$1,281,764 in personnel due to delays in filling vacant positions, several retirements, and promotions from within.

There followed a brief Board discussion, during which the Board recommended that Parks Department staff explore marketing options to increase event facility usage, specifically at the Rockwood Manor site.

C2. Enterprise Funds Three Month Financial Report Including Projections to June 30, 2018: Enterprise Division staff briefed the Board and discussed the status of the FY18 Enterprise Division operating funds and Enterprise Division events and activities. According to staff, ice rink revenues were higher than expected due to an increase in admissions, group lessons, freestyle, private lessons, and camps at both ice rinks. Revenues at park facilities are projected to be higher than budgeted due to the recent opening of the new Black Hill boat house, and recent updates to the Little Bennett Campground, including a new outdoor seating area at the camp store, and full electric, sewer, and water service for recreation vehicles and campers. The Eye Spy Train Spring events at Wheaton Regional Park and Cabin John Regional Park were attended by more than 22,000 people, bringing in approximately \$84,000. Staff noted that summer camp registrations have increased by 600 over the same time period last year. Staff added that the Wings of Fancy program at Brookside Gardens has begun and will continue through September.

There followed a brief Board discussion with questions to staff.

3. FY18 Budget Transfer Request from the Planning Department

Staff Recommendation: Approval

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: Approved staff recommendation to approve the Budget Transfer Request cited above.

Planning Department staff briefed the Board regarding a proposed FY18 Budget Transfer request. Staff stated that all budget adjustments exceeding \$50,000 require Planning Board approval. Staff is requesting that an estimated \$1,012,000 in savings due to delays in filling vacant positions, retirements, and internal promotions be transferred from the Personnel Services to Other Services and Charges, Supplies & Materials, and Capital Outlay to fund operational needs, including \$235,000 for work program initiatives, \$247,000 for information technology upgrades, \$25,000 for Montgomery Regional Office auditorium hardware upgrades, \$30,000 for a vehicle for the new FY19 archaeologist position, and \$475,000 for FY19-FY23 capital equipment debt service payments.

There followed a brief Board discussion.

4. **R&SP Briefing: Missing Middle Housing Economic Study**---R&SP staff will provide a briefing to Board members on real estate economics and feasibility of developing missing middle housing.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department staff offered a multi-media presentation and briefed the Board on the ongoing Missing Middle Economic Feasibility Study, specifically the goals, the research methodology, and the initial findings of the Study. The purpose of the Study is to explore the economic rationale behind the national trend of Missing Middle Housing developments, and to identify what regulatory changes, if any, would be needed to stimulate development of Missing Middle Housing throughout the County. According to staff, Missing Middle Housing refers to medium-density housing types, such as small and large multiplex housing, townhomes, auxiliary units, carriage houses, bungalows, courtyard housing, and live/work spaces, that bridge the design gap between high-density urban areas and single-family neighborhoods; are typically located within walking distance of public transit as well as retail; and can be both owner-occupied or rental housing. Staff noted that aside from townhouses, the County has seen minimal development of Missing Middle Housing, with current housing stock consisting mainly of single-family homes in suburban neighborhoods or high-density apartment buildings near the central business districts and public transit.

Staff utilized a two-pronged methodology to explore the challenges associated with the development of Missing Middle Housing in the County, with the first prong consisting of two two-hour qualitative focus groups with local developers, and the second prong entailing the construction of a financial model for a potential Missing Middle Housing site. For this case study analysis, staff identified an existing 2.62-acre property located 0.3 miles from the Forest Glen Metro station in the Forest Glen/Montgomery Hills Master Plan area. Staff then developed and analyzed high, medium, and low-density scenarios for a Missing Middle Housing development, which included the number of total units, number and location of parking spaces, cost of rent, development costs, and rate of return for each scenario. Information gathered in the qualitative focus groups and the quantitative model was then integrated to identify the economic and market factors inhibiting Missing Middle Housing development, including parcel size, developer types, existing zoning, market conditions, and financing. Staff also identified the potential regulatory opportunities to stimulate future Missing Middle Housing development, which include

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4. R&SP Briefing: Missing Middle Housing Economic StudyCONTINUED

streamlining the development review process for Missing Middle Housing projects; creative zoning via the master planning process, such as designating areas as transition zones; flexible parking, height, and setback requirements; adjusting height and setback requirements; and financial incentives, such as lowering impact fees, waiving connection fees, and implementing a one-time tax credit program. Additional results from the analysis indicate that smaller developments are more likely to be successful; empowering small to medium sized developers and developments is a more effective strategy for increasing alternative housing types than incentivizing larger developments; alternative housing types are feasible but not competitive, therefore the County will likely need to put some support in place to stimulate and incentivize the market; and conduct more extensive research to fully understand the impact of any potential regulatory opportunities.

There followed extensive Board discussion with questions to staff, during which the Board instructed staff to include more details regarding parking, and more context regarding rates of return at the next briefing.

5. Veirs Mill Corridor Master Plan – Worksession #1

Staff Recommendation: Discuss and Provide Guidance to Staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department staff offered a multi-media presentation and discussed the proposed Veirs Mill Corridor Master Plan, for which the Planning Board received public testimony on April 26. Staff noted that additional testimony and various government agency comments that were received too late to be included in the May 10 staff report will be included in the staff report for the next worksession. According to staff, the worksession will focus on the Missing Middle Housing concept, and how this concept is being considered in the draft land use and zoning recommendations in the Public Hearing Draft. The goal of the proposed Plan is to preserve and strengthen the Veirs Mill Corridor communities by enhancing existing community resources, increasing connectivity, and promoting safety in the public realm. The Plan area extends along Veirs Mill Road from approximately four miles from the City of Rockville to the Wheaton Central Business District (CBD) within the existing Aspen Hill, North Bethesda/Garrett Park, and Kensington Wheaton Master Plan areas, and consists of the Newport Mill District to the east, the Connecticut/Randolph District, the Robindale District, and the Twinbrook District to the west. Corridor-wide land use recommendations include preserving and maintaining the existing residential scale and character by confirming the existing residential zoning within the single-family residential neighborhoods, retaining the majority of existing multi-family residential developments as a continued source of market-affordable housing, and rezoning selected properties near the commercial center, Metrorail, or future bus rapid transit stations to achieve variation in housing types and ensure appropriate transitions to the existing residential scale.

Staff then discussed specific zoning recommendations for two sites within the Plan area, the first of which consists of two parcels located on the northwest quadrant of the intersection of Robindale Drive and Veirs Mill Road within the Robindale District. The approximately 1.9-acre site is currently zoned Residential, with each parcel developed with a single-family home. Single-family homes on Adrian Street abut the property to the north and the east. Staff recommends rezoning the site Commercial/Residential/Neighborhood (CRN) through a Sectional Map Amendment (SMA) to potentially accommodate a 48-unit Missing Middle Housing

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5. Veirs Mill Corridor Master Plan – Work Session #1CONTINUED

development. Staff added that if the Adrian Street properties to the north and the east were also rezoned CRN through a Local Map Amendment (LMA), which the Public Hearing Draft of the Plan supports, an additional 35 Missing Middle Housing units could potentially be added to the development. Staff then discussed zoning recommendations for the existing Department of Recreation Administrative Offices in the Connecticut/Randolph District. The 5.9-acre County-owned site is located on the southwest quadrant of the intersection of Bushey Drive and Randolph Road and is currently zoned Residential. Staff recommends that following the relocation of the Department of Recreation offices to Wheaton, the site be rezoned CRN to potentially accommodate a mixed-use development that would include several different Missing Middle Housing types.

The next steps for the Plan include worksessions scheduled for June 7 and July 12, with additional worksessions scheduled for September as needed.

There followed extensive Board discussion with questions to staff, during which the Board instructed staff to include a rationale for their Missing Middle Housing recommendations for the Plan area.

~~6. Mandatory Referral MR2018024 MD28 between MD97 and Bailey's Lane Sidewalk and Signal Improvements MDOT SHA Project to construct sidewalk on MD28 (Norbeck Road) between MD97 and Bailey's Lanes with a new traffic signal on MD28 at Bailey's Lane/Norbeck park entrance. REMOVED~~

~~Staff Recommendation: Approval~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

7. **10202 Falls Road, Administrative Subdivision Plan No. 620180030**---Request to create two lots from one platted lot; located at 10202 Falls Road; 1.14 acres; R-200 zone; Potomac Subregion Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

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

Planning Department staff offered a multi-media presentation and discussed a proposed Administrative Subdivision Plan to subdivide a platted lot. The 1.14-acre site, identified as Lot 8, is located on the west side of Falls Road, and zoned Residential within the Potomac Sub-Region Master Plan area. The property is currently undeveloped, with an adjacent undeveloped public right-of-way (ROW) for Ronald Drive directly to the south. A stream buffer and a wetland buffer are located along the southern boundary of the property.

The applicant proposes to create two lots, identified as proposed Lot 1 at 24,570 square feet and Lot 2 at 24,940 square feet, to accommodate two detached single-family homes. The proposed homes will be accessed from Falls Road via a shared driveway. Both lots will utilize existing public water and sewer service. All existing trees located within the stream buffer on the site will be preserved. Staff noted that they have received six letters from surrounding property owners expressing concerns regarding potential environmental degradation, lot size, and the narrowness of the proposed shared driveway.

Staff then discussed the Forest Conservation Plan, which proposes 1.14 acres of forest removal no forest retention, resulting in a total reforestation/afforestation requirement of 0.69 acres, which the applicant proposes to meet at an offsite forest bank. A total of 0.22 acres of on-site forest is proposed to be placed into a Category I Conservation Easement, 0.19 acres of which is located within the existing stream buffer, with the remaining 0.03 acres located adjacent to the stream buffer along the eastern property line. Staff noted that because the physical dimensions and square footage of this 0.22-acre area does not meet the definition of forest, it cannot be used to off-set the reforestation/afforestation requirement even though it is to be protected by a conservation easement. The applicant has also submitted a variance request to remove four

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7. 10202 Falls Road, Administrative Subdivision Plan No. 620180030

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specimen trees within the property boundary, and to impact two specimen trees outside the boundary, which will be mitigated through the onsite planting of 12 trees. Staff supports the variance request.

Ms. Susan Tipton representing the West Montgomery County Citizens Association, and Ms. Adair LeMaster, adjacent property owner, offered testimony.

Messrs. Craig Kazanjian and Don Rohrbaugh, members of the applicant's team, offered comments.

Following extensive Board discussion with questions to staff and Mr. Kazanjian, the Board instructed staff to include language in the forthcoming Final Forest Conservation Plan that will require the applicant to implement protective measures for the 12 trees that will be planted as mitigation for the variance request, and to ensure the survival of those trees for a period of two years.

~~8. —MARC Rail Communities Sector Plan —Worksession #2 —Review Boyds
Recommendations for the MARC Rail Communities Sector Plan —REMOVED~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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