



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, July 12, 2018, at 9:03 a.m. in the Montgomery Regional Office (MRO) in Silver Spring, Maryland, and adjourned at 3:56 p.m.

Present were Chair Casey Anderson and Commissioners Gerald R. Cichy and Tina Patterson. Commissioner Natali Fani-González joined the meeting at 9:17 a.m. during discussion of Item 2. Vice Chair Norman Dreyfuss was necessarily absent.

Items 1 through 4 are reported on the attached agenda.

The Board recessed for lunch at 12:10 p.m. and reconvened in the auditorium at 12:55 p.m.

Item 10, Items 6 through 9, and Item 11, discussed in that order, are reported on the attached agenda.

Item 5 was removed from the Planning Board agenda.

Commissioner Fani-González left for the day at 2:26 p.m., prior to discussion of Item 7.

There being no further business, the meeting was adjourned at 3:56 p.m. The Planning Board met with the Parks Foundation at 5:30 p.m. in the 3rd floor conference room at MRO for a dinner meeting. The next regular meeting of the Planning Board will be held on Thursday, July 19, 2018, in the Montgomery Regional Office in Silver Spring, Maryland.

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

M. Clara Moise
Sr. Technical Writer/Editor

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, July 12, 2018
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Cattail Road Property Pre-Preliminary Plan 720100040 - MCPB No. 18-049
2. 6000 Executive Boulevard Sketch Plan 320180140 – MCPB No. 18-048
3. Washington Science Center Site Plan 81973005C – MCPB No. 18-067
4. Gomes Property Preliminary Plan 11991045C – MCPB No. 18-056
5. Offutt Estates Preliminary Plan 120150040 – MCPB No. 18-057
6. Offutt Estates Site Plan 820150140 – MCPB No. 18-058

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & FANI-GONZÁLEZ ABSENT

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220100570 - 220100580, 220150130, Seneca Springs - RE-2C zone, 10 lots, 3 parcels; located on the east side of Bonny Brook Lane, 375 feet north of Heatherfield Court; Damascus Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220180010, J.H. Miller’s Addition to Bethesda - CR zone, 1 lot; located immediately southwest of the intersection of Wisconsin Avenue (MD 355) and Elm Street; Bethesda Downtown Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220180350, Clarksburg Childcare Center - R-200 zone, 1 lot; located on the northeast side of Frederick Road (MD 355), 700 feet south of Suncrest Avenue; Clarksburg Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220180510, Piney Spring - RE-2 zone, 2 lots; located on the east side of Piney Meetinghouse Road, 500 feet south of Glen Road; Potomac Sub-region Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220180540, Shady Grove Life Sciences Center - LSC zone, 1 parcel; located in the triangular area bounded by Medical Center Drive, Medical Center Way and Shady Grove Road; Great Seneca Science Corridor Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220180780, Drummond - R-60 zone, 1 lot; located on the south side of Drummond Avenue, 440 feet west of Warwick Lane; Bethesda - Chevy Chase Master Plan.

Staff Recommendation: Approval

Bradford’s Landing - R-200/TDR zone, 21 lots, 6 parcels; located at the intersection of Coolidge Avenue and Doc Berlin Drive; Olney Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & FANI-GONZÁLEZ ABSENT

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

***C. Other Consent Items**

1. Poplar Pointe, Preliminary Plan No. 120180080, Regulatory Extension Request---Request to extend the regulatory review period from July 19, 2018 to October 18, 2018; subdivision of four unplatted parcels into twelve single-family-detached lots and associated open space and HOA parcels, and retain an existing dwelling on one of the twelve lots; utilizing the Cluster Optional Method Development Standards; located on Alderton Road 150 feet north of Night Sky Drive; on approximately 6.28 acres of land zoned R-200; within the 1989 Kensington Wheaton Master Plan area.

Staff Recommendation: Approval of the Extension Request

2. Ourisman Ford at Montgomery Mall, Site Plan Amendment No. 82009014B, Regulatory Extension Request---Request to extend the regulatory review period from August 2, 2018 to September 6, 2018; for redevelopment of the property with up to 344 multi-unit dwellings, residential amenities, and structured parking; located at the northeast corner of the intersection of Motor City Drive and Westlake Terrace, Bethesda; on approximately 4.08 acres of land zoned CRT-2.5 C-1.5 R-2.0 H-150; within the 2018 Rock Spring Master Plan area.

Staff Recommendation: Approval of the Extension Request

3. 8787 Georgia Avenue

A. Extension of Preliminary Plan No. 120180100, 8787 Georgia Avenue---CR 3.0, C 2.0, R 2.75, H 90T, 3.19 net acres, Request to extend the review period for a mixed-use development for up to 413,821 square feet of residential uses (up to 400 units) and up to 32,000 square feet of non-residential uses, located in the eastern quadrant of the intersection with Georgia Avenue and Spring Street; 2000 Silver Spring CBD Sector Plan.

Staff Recommendation: Approval of the Extension

B. Extension of Site Plan No. 820180100, 8787 Georgia Avenue---CR 3.0, C 2.0, R 2.75, H 90T, 3.19 net acres, Request to extend the review period for a mixed-use development for up to 413,821 square feet of residential uses (up to 400 units) and up to 32,000 square feet of non-residential uses, located in the eastern quadrant of the intersection with Georgia Avenue and Spring Street; 2000 Silver Spring CBD Sector Plan.

Staff Recommendation: Approval of the Extension

4. Edgemont at Bethesda II

A. Extension of Sketch Plan Amendment No. 32018003A, Edgemont at Bethesda II---CR 2.5 C0.25 R2.5 H90 and CR 2.5 C0.5 R2.5 H150, 1.65 acres, Request to extend the review period for a multi-family residential development for up to 301,193 total square feet (including 115,193 existing square feet to remain) with up to 282 multifamily dwelling units (including 122 existing units to remain), located on Edgemoor Lane at the corner of Woodmont Avenue; 2017 Bethesda Downtown Sector Plan.

Staff Recommendation: Approval of the Extension

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***C. Other Consent Items**

CONTINUED

B. Extension of Site Plan No. 820180170, Edgemont at Bethesda II---CR 2.5 C0.25 R2.5 H90 and CR 2.5 C0.5 R2.5 H150, 1.65 acres, Request to extend the review period for a multi-family residential development for up to 301,193 total square feet (including 115,193 existing square feet to remain) with up to 282 multifamily dwelling units (including 122 existing units to remain), located on Edgemoor Lane at the corner of Woodmont Avenue; 2017 Bethesda Downtown Sector Plan.

Staff Recommendation: Approval of the Extension

5. Crescent at Chevy Chase

A. Extension of Preliminary Plan No. 120180150, Crescent at Chevy Chase---CRT 1.5, C 0.25, R 1.5, H 50, 1.98 acres, Request to extend the review period for a multi-family residential development for up to 129,742 square feet of residential uses (up to 111 units), located on Newdale Road, 200 feet west of Connecticut Avenue; Chevy Chase Lake Sector Plan.

Staff Recommendation: Approval of the Extension

B. Extension of Site Plan No. 820180130, Crescent at Chevy Chase---CRT 1.5, C 0.25, R 1.5, H 50, 1.98 acres, Request to extend the review period for a multi-family residential development for up to 129,742 square feet of residential uses (up to 111 units), located on Newdale Road, 200 feet west of Connecticut Avenue; Chevy Chase Lake Sector Plan.

Staff Recommendation: Approval of the Extension

6. Extension of Preliminary Plan No. 120180030, Bannockburn-7009 Wilson Lane---R-200 zone, 4.41 acres, Request to extend the review period for a preliminary plan, located on the west side of Wilson Lane, 250-feet north of Laverock Lane; 1990 Bethesda Chevy Chase Master Plan.

Staff Recommendation: Approval of the Extension

BOARD ACTION

**Motion: 1. to 4. & 6. CICHY/PATTERSON
5. PATTERSON/CICHY**

Vote: Yea: 1. to 6. 3-0

Nay:

Other: DREYFUSS & FANI-GONZÁLEZ ABSENT

Action: 1., 3A., 5A., & 6. Approved staff recommendation for approval of the Preliminary Plan Extension requests cited above.

2., 3B., 4B., & 5B. Approved staff recommendation for approval of the Site Plan Extension requests cited above.

4A. Approved staff recommendation for approval of the Sketch Plan Extension request cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of June 21, 2018

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & FANI-GONZÁLEZ ABSENT

Action: Approved Planning Board Meeting Minutes of June 21, 2018, as submitted.

2. Roundtable Discussion

- Planning Director's Report

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

Planning Department Director's Report – Planning Department Director Gwen Wright briefed the Board on the following ongoing and upcoming Planning Department events and activities: the recent Parks and Planning Departments tour of urban parks in Philadelphia, Pennsylvania, held June 29 and 30, which was also attended by present Planning Board members; the status of the Rock Spring Master Plan, the White Flint 2 Sector Plan, and Grosvenor-Strathmore Metro Area Minor Master Plan, with the Planning Department currently receiving applications for regulatory projects within those Plan areas; the status of the Bicycle Master Plan and the Master Plan of Highways and Transitways Update, with County Council Public Hearings for both Plans held earlier this week; the status of the MARC Rail Communities Sector Plan and the Veirs Mill Corridor Master Plan, with a worksession for the latter scheduled for today; the status of the Forest Glen/Montgomery Hills Sector Plan; the status of the update to the Germantown Town Sector Zoning, with community outreach having just begun; the status of the Retail Trends, Co-location, and Senior Housing Studies, all of which have been presented to the Planning Board; the status of the General Plan Update, with a briefing scheduled for today; the status of applications submitted in FY18, including projects for the Marriott International Headquarters, 7359 Wisconsin Avenue, VIVA White Oak, the expansion of the Food and Drug Administration White Oak Campus, the Montgomery Village Shopping Center, the Bloom Montgomery Village, Pike and Rose, and 6000 Executive Boulevard, with the Planning Department receiving approximately \$4,000,000 in application fees during FY18; an upcoming charrette at the Takoma Park campus of Montgomery College regarding a new campus building, scheduled for this evening; and an upcoming Mid-County Citizens Advisory Group panel discussion scheduled for next week.

There followed extensive Board discussion with questions to Ms. Wright.

3. Veirs Mill Corridor Master Plan – Worksession #3*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, specifically additional details regarding the land use and zoning recommendations for the Connecticut/Randolph, Robindale, and the Twinbrook Districts. Staff briefly reviewed the zoning recommendations discussed during the previous two worksessions held on May 17 and June 7. Staff noted that 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. According to staff, the land use and zoning recommendations seek to preserve and maintain the existing residential scale and character of the area, and introduce limited redevelopment near existing and future transit. This strategic redevelopment provides an opportunity for modest density increases to support transit, achieve variation in housing types to accommodate demographic change, and provide a transition between major roadways and the existing residential neighborhoods.

Staff then discussed zoning recommendations for specific properties located at the intersection of Veirs Mill and Randolph Roads within the Connecticut/Randolph District. For the 13.6-acre Stonemill Square shopping center site located on the northwest quadrant of the intersection, and the confronting three-acre Veirs Mill Village shopping center site located on the southwest quadrant, staff recommends retention of the Public Hearing draft recommendation for the Commercial/Residential/Town (CRT) zone. For the five parcels on the northeast quadrant, staff also supports the Public Hearing draft recommendation for the CRT zone, but with an increase in height from 50 feet to 65 feet. For the 5.9-acre Department of Recreation site, located at the southwest quadrant on Randolph Road and Bushey Drive, staff recommends retaining the Commercial/Residential/Neighborhood zone recommended in the Public Hearing draft while increasing the height from 45 to 65 feet. Following a brief Board discussion, during which the Board instructed staff to include language in the Plan that allows for small businesses in addition to larger retail establishments for the properties at Veirs Mill and Randolph Roads, and allows

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3. Veirs Mill Corridor Master Plan – Worksession #3CONTINUED

townhouses to be slightly taller than 35 feet along the edges of the Department of Recreation site, the Board agreed with the staff recommendations.

Staff then discussed zoning recommendations for seven parcels totaling approximately 3 acres located on the northwest quadrant of the intersection of Robindale Drive and Veirs Mill Road within the Robindale District. For these parcels, staff recommends rezoning the two properties along Veirs Mill Road to Commercial/Residential/Neighborhood (CRN), with a floating CRN zone for the remaining properties along Adrian Street and Robindale Drive. Following a brief Board discussion, the Board agreed with the staff recommendation.

Staff further discussed the zoning recommendations for the Twinbrook District, noting that for the Parkway Woods, Halpine Hamlet, and Rock Creek Woods apartment sites, they recommend the retention of the Public Hearing draft recommendation for the CRT zone, with an increase in height for the Rock Creek Woods site from 75 to 85 feet. Staff also recommended rezoning the Halpine View apartments site to the south to the CRT zone with specific guidelines requiring the provision of 15 percent Moderately Priced Dwelling Units (MPDUs), five percent market-rate affordable units pursuant to a rental agreement with the Department of Housing and Community Affairs for twenty years, and a range of unit sizes to include those that accommodate larger families, with a minimum 17.5 percent of all new units being two- and three-bedroom units, including the replacement of the existing 307 two- and three-bedroom units on site. Following extensive Board discussion, the Board agreed with the staff recommendation.

The following speakers offered testimony: Ms. Patricia Bonan representing the owners of the Rock Creek Woods property; Mr. Michael Iraola, landscaping consultant for the owners of the Rock Creek Woods property; Mr. Robert Dalrymple, attorney representing the owners of the Halpine View property; and Ms. Ronnie Warner of the Montgomery County Department of General Services.

There followed extensive Board discussion with questions to staff and some of the speakers, during which the Board instructed staff to meet with the property owners and return with additional information regarding the economic feasibility of retaining a significant number of two- and three-bedroom units.

*4. **Lindsay Ford at Aspen Hill, Site Plan No. 820180070**---Request for approval to replace an existing office building with a smaller approximately 95,000 square-foot structure for a car dealership, and related landscape, hardscape, upgrades to an existing parking lot area, and various pedestrian and vehicular circulation improvements; located on Connecticut Avenue, 500 feet north of Aspen Hill Road; approximately 10.04 acres of land in the CRT1.5, C-0.5, R-1.0, H-60 Zone; within the 2015 Aspen Hill Minor Master Plan Amendment area.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: FANI-GONZALEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the Site 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 Site Plan request to replace an existing vacant office building with a smaller building with related landscape, hardscape, upgrades to an existing parking lot area, and various pedestrian and vehicular circulation improvements. The 10.04-acre site, identified as the Vitro Corporation Property, is located on the northwest quadrant of the intersection of Aspen Hill Road and Connecticut Avenue (MB185), and is zoned Commercial/Residential/Town (CRT) in the Aspen Hill Minor Master Plan Amendment area. The site is accessed from Aspen Hill Road along the southern boundary, and from MD185 by a private driveway along the northern boundary, which is shared with a confronting Home Depot hardware store. The property is currently developed with the three-story, 265,000-square foot Vitro/BAE Building and associated below-grade parking and storage. The building has been vacant since 2010, though it has been used by County law enforcement agencies for tactical training purposes.

The applicant proposes to build a 95,000-square foot, single-story full-service automobile dealership building on the existing vacant site. Though the existing building will be demolished, the applicant will re-use its cellar and foundation for inventory storage and parking. Parking will be provided through 42 customer and 648 sales and employee surface parking spaces, with an additional 189 sales parking spaces to be located in the existing below-grade parking structure. In addition to the actual sales operation, the applicant proposes other functions, which include vehicle service, auto parts sales, a private washing facility, detailing facilities, a private fueling station, and both indoor and outdoor vehicle storage. While utilizing the shared private drive

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***4. Lindsay Ford at Aspen Hill, Site Plan No. 820180070**CONTINUED

with the Home Depot store as the main entrance to the site, the circulation design will limit access through the use of an automated and secured entrance gate at the Aspen Hill Road access point. The gate entrance will be limited to emergency vehicles and employees to limit the cut-through potential from Aspen Hill Road to the shared driveway.

Staff then briefly discussed minor corrections to the staff report.

Mr. William Kominers, attorney representing the applicant, offered a multi-media presentation and comments, and concurred with the staff recommendation.

Messrs. Bruce Lee, Michael Lindsay, and Robert Graham, members of the applicant's team, also offered comments.

The following speakers offer testimony: Ms. Jane Ford-Salzano, representing the Aspen Hill Civic Association; Ms. Sharon Dean representing the Aspen Hill Homeowners Group; Ms. Joan Cohen of Bauer Drive; Ms. Carol Petzold of Chadwick Lane; and Ms. Monica Dame, member of the Aspen Hill Homeowners Group.

There followed extensive Board discussion with questions to staff and some of the speakers, during which the Board instructed staff to include an additional condition of approval clarifying the timing of payment for a potential new traffic signal at the intersection of the private driveway and MD185 if the results of an ongoing Maryland Department of Transportation State Highway Administration study indicate that the intersection warrants one.

10. General Plan Update Briefing*Staff Recommendation: Receive Briefing***BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing followed by Board discussion.**

Planning Department staff offered a multi-media presentation and discussed the proposed update to the General Plan for Montgomery County, also known as the Wedges and Corridors Plan, which was originally adopted in 1964 as the “General Plan for the Maryland-Washington Regional District in Montgomery and Prince George’s Counties.” The Plan was last comprehensively updated in 1969, with a subsequent refinement to its goals and objectives portion in 1993, as the “General Plan Refinement of the Goals and Objectives for Montgomery County.” Staff noted that the goals of the General Plan are: to use land efficiently; encourage an orderly conversion of undeveloped land to urban use; protect natural resources; maintain large open space; expand opportunities for outdoor recreation; facilitate the orderly and efficient arrangement of public utilities and services; provide an efficient transportation system, including rapid transit; encourage greater variety of living environments; invite imaginative urban design; and assure implementation of the plan. Staff noted that the Planning Department’s approved FY19 Work Program includes a major planning effort to update the county’s General Plan. Staff discussed the issues, trends and challenges facing the county in the next 30-40 years which have been identified to date and provided a brief outline of how staff intends to undertake this update.

Staff noted that the Wedges and Corridors Plan is widely recognized as one of the country’s most significant long-range planning documents. It has stood the test of time, influencing the county’s growth and planning policies over the past 54 years and underpinning all of the county’s planning initiatives and master plans. Updating the Plan for the county is a huge effort, and staff wants to make sure it is approaching it carefully by developing a well-thought out plan for the entire effort. The landscape architecture and planning consulting firm of Rhodeside & Harwell has been hired in association with Foursquare ITP, a transportation planning firm, and Clarks Concept, a visual communication and outreach firm, to help develop a strategic framework, which will define the overall themes and the main focus of the update to guide the subsequent detailed work program; and to develop a comprehensive communication strategy on how the effort will be widely diffused to maximize meaningful stakeholders’ engagement. Staff added that it is anticipated that the update will take two to three years.

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10. General Plan Update BriefingCONTINUED

The important components of the update will include demographic and economic assessment and analyses, discussions of transportation and environmental issues, as well as unique challenges related to resiliency and equity, and most importantly, an overall consideration of the vision for future growth and change that will enable the communities in the county to thrive while maintaining their unique identities. Staff also noted that no zoning changes or Sectional Map Amendment will result directly from the update as it will not make any specific zoning recommendations. However, it will likely provide guidance about future work on master plans, sector plans, and minor master plan amendments that can address land use issues.

Staff further added that it will work to engage elected and appointed officials, residents, community groups, and all interested stakeholders in the update effort, including Planning Board members.

There followed a brief Board discussion with questions to staff.

*6. 8280 Wisconsin Avenue, Sketch Plan No. 320180150---CR 3.0 C 3.0 R 2.75 H 145 zone and the Bethesda Overlay zone, 0.74 acres, Request for 185,000 square feet of non-residential uses, including 87,479 square feet from the Bethesda Overlay zone; located in the southwest quadrant of the intersection with Wisconsin Avenue and Battery Lane; 2017 Bethesda Downtown Sector Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

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

In keeping with the July 9 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Sketch Plan application for a non-residential development with a maximum density of 185,000 square feet envisioned as research development uses, which includes up to 93,388 square feet of density from the Bethesda Overlay Zone (BOZ), with a Park Impact Payment (PIP) to fund the acquisition of a park in downtown Bethesda, which will be determined at Site Plan review. The 0.75-acre property is located on the southwest quadrant of the intersection of Montgomery Avenue and Battery Lane in Downtown Bethesda and is home to an existing gas station. Staff noted that on May 23, 2018, staff received comments from the Design Advisory Panel (DAP) supporting the proposed design of the buildings and recommending approval of the requested Design Excellence public benefit points. Staff further added that by Executive Order 125-18, the County Executive has declared this project a Strategic Economic Development, directing all Executive Branch agencies to treat this project as a priority and to give it immediate attention as it moves through the required planning, development review and permitting processes.

Staff also noted that the site is included in an approved multi-site Project Plan, Woodmont Central. As conditioned, this Sketch Plan approval will supersede the Project Plan with regard to the 8280 Wisconsin Avenue project, and in advance of any further approvals for this site, the applicant must submit another Sketch Plan application to address the remaining Woodmont Central site. The applicant has already submitted amendments to address the relevant Preliminary and Site Plan approvals, which will be reviewed concurrently with the new Sketch Plan application. Staff added that the proposed Sketch Plan design projects a substantial portion of the building into the public right-of-way for Wisconsin Avenue and is not consistent with the

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***6. 8280 Wisconsin Avenue, Sketch Plan No. 320180150**CONTINUED

Design Guidelines and will need to be reviewed further by staff, DAP, and the reviewing agencies at the time of Site Plan. Staff noted that pedestrian access to the site will be from the established sidewalk network and will be enhanced by streetscape improvements along each of the site frontages, consistent with the Bethesda Streetscape Standards. Vehicular access is proposed directly from Battery Lane through a consolidated garage access point and loading bay at the northwest corner of the site. Parking is proposed to be contained within a structured below-grade garage, with the final number of parking spaces and ingress/egress into the parking structure to be determined at Site Plan review. The site and the surrounding area is well served by transit which includes the Red Line Bethesda Metrorail Station, located approximately a quarter mile to either the north or south of the site at the Bethesda Naval Metrorail station, Metrobus, Ride-on bus, the Bethesda Circulator, the future Purple Line, and the future Bus Rapid Transit.

Mr. Jared Loos, representing the applicant, Donohoe Development Company and StonebridgeCarras, LLC, introduced Mr. Douglas M. Firstenberg of StonebridgeCarras, LLC, offered brief comments and concurred with the staff recommendation.

Commissioner Fani-González expressed concerns regarding the proposed cantilever that would project over the Wisconsin Avenue sidewalk, extending about eight feet into the public right-of-way, and stated that she expects the applicant to follow the design guidelines and modify the design at Site Plan review.

There followed a brief Board discussion, with questions to staff and Messrs. Loos and Firstenberg.

***7. Goshen Enterprises CU-18-06 Landscape Contractor**

***A. Preliminary Forest Conservation Plan CU-18-06---**Request for a Conditional Use to operate a Landscape Contractor business, on 30-acre property located at 21201 Zion Road, Brookville, MD, at the northeast corner of its intersection with Riggs Road, identified as Parcel P-490 Addition to Brooke Grove, AR Zone, 2005 Olney Master Plan Area.

Staff Recommendation: Approval with conditions and Adoption of Resolution

B. Request for a Conditional Use to Operate a Landscape Contractor Business---30-acre property (5 ac dedicated for the landscape contractor use) located at 21201 Zion Road, Brookville, MD, at the northeast corner of its intersection with Riggs Road, identified as Parcel P-490 Addition to Brooke Grove, AR Zone, 2005 Olney Master Plan Area.

Staff Recommendation: Approval with Conditions

(NOTE: Action required for Hearing by Hearing Examiner on August 3, 2018)

BOARD ACTION

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

Vote:

Yea: **A. & B. 3-0**

Nay:

Other: **DREYFUSS & FANI-GONZÁLEZ ABSENT**

Action: **A. Approved staff recommendation for approval of the Preliminary Forest Conservation Plan cited above, subject to conditions, and adopted the attached Resolution.**
 B. Approved staff recommendation for approval of the Conditional Use request to Operate a Landscape Contractor Business, subject to conditions, as stated in the attached transmittal letter to the Hearing Examiner.

In accordance with the June 29 technical staff report, Planning Department staff offered a multi-media presentation and discussed a request for a Conditional Use (CU) Plan and the associated Forest Conservation Plan (FCP) to operate a landscape contractor business on a 30.5-acre property, with five acres to be dedicated to the landscape business. The property is located on Zion Road at the northeast corner of its intersection with Riggs Road, identified as Parcel P-490 addition to Brooke Grove in the Olney Master Plan area. Staff noted that the proposed use is consistent with the recommendations of the 2005 Olney Master Plan and is compatible with the character of the surrounding area. There are no traffic, circulation, noise or environmental issue associated with the proposed application, provided that the recommended conditions of approval are satisfied. Staff also noted that the Rustic Road Advisory Committee reviewed the application

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***7. Goshen Enterprises CU-18-06 Landscape Contractor**CONTINUED

and has provided suggestions for a few changes. The application complies with the county's Environmental Guidelines and the Patuxent River Primary Management Area Guidelines. The project proposes an overall impervious area of 6.6 percent for the net tract.

Staff also discussed the FCP associated with the CU request noting that the proposed application proposes a phased construction, utilizing an existing building and constructing two new ones. The applicant does not propose any forest clearing and the request will generate a 1.15-acre planting requirement. The applicant proposes to retain 1.21 acres of existing offsite forest, within the area deducted from the forest conservation worksheet as agricultural, and plant 0.58 acres of additional forest adjacent to that within the boundary of Parcel 490.

Mr. Jody Kline, attorney representing the applicant, introduced Messrs. Kevin Bohrer of Goshen Enterprises, Inc., the applicant, Michael Norton and Nick Driban, 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. Kline.

8. Clarksburg Animal Hospital: Conditional Use Plan No. CU-18-07---Request for a Conditional Use approval to allow an animal hospital in an agricultural zone. Located at 26211 Prescott Road in the southwest corner of the intersection of Prescott Road and Lewisdale Road; identified as Lot 1 on Plat 23886; 5.585 acres; AR zone; 1985 Damascus Master Plan.

Staff Recommendation: Approval with Conditions

(NOTE: Action required for Hearing by Hearing Examiner on August 14, 2018)

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & FANI-GONZÁLEZ ABSENT

Action: Approved staff recommendation for approval of the proposed Conditional Use request cited above, subject to conditions, as stated in the attached transmittal letter.

In keeping with the June 29 technical staff report, Planning Department staff offered a multi-media presentation and discussed a proposed Conditional Use request to allow a 4,500-square foot veterinary hospital in the Agricultural Reserve zone. The 5.585-acre property is located on Prescott Road in the Damascus Master Plan area. Staff noted that the entire property is covered by forest and there are no wetlands, streams, or other environmentally sensitive features on the property, which is in the Little Bennett Creek watershed. The proposed use will comply with an approved stormwater management plan, which provides stormwater management facilities that will, once approved, ensure the drainage area is adequately protected. The property is not located on a rustic road and the Master Plan does not recommend any road changes for Lewisdale and Preston Roads.

Staff further added that the proposed use on the property is not agricultural and is allowed conditionally. As such, the proposed use must meet the standard for a veterinary office/hospital. With the recommended conditions of approval, the proposed CU conforms with all applicable requirements and regulations for approval. Staff also added that there will be no notable traffic, circulation, or environmental issues associated with this application. Staff has received thirteen letters of support and three letters/calls in opposition.

Mr. Les Powell of Charles P. Johnson & Associates, representing the applicant, Dr. Greta Samberg, introduced Messrs. Mark Moore of FMD Architects, and Charles Home, member of the applicant's team, briefly discussed the proposed application, and concurred with the staff recommendation.

At the Board's request, Dr. Samberg offered comments.

There followed a brief Board discussion with questions to staff, Mr. Powell and Dr. Samberg.

***9. Dowden’s Station, Site Plan Amendment 82016006A---Amendment to increase the MPDU amount from 13.3% to 25% of the total number of units, realignment of public street entering the subdivision from MD-355, as well as other minor revisions for the construction of 105 residential units (21 one-family detached dwelling units and 84 townhomes); located approximately one third of a mile from the intersection of Stringtown Road and Frederick Road; 24.37 acres; PD-4; 1994 Clarksburg Master Plan & Hyattstown Special Study Area.**

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: CICHY/ANDERSON

Vote:

Yea: 2-0-1

Nay: PATTERSON

Other: DREYFUSS & FANI-GONZÁLEZ ABSENT

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

In accordance with the June 29 technical staff report, Planning Department staff offered a multi-media presentation and discussed a proposed Site Plan Amendment request which will increase the number of Moderately Priced Dwelling Units (MPDUs) from 13.3 percent to 25 percent, and revise the realignment of public street entering the subdivision from MD-355, as well as other minor revisions for the construction of 105 previously approved residential units, including 21 one-family detached dwelling units and 84 townhomes on a 24.37-acre property located approximately a third of a mile from the intersection of Stringtown Road and Frederick Road in the Clarksburg Master Plan & Hyattstown Special Study area. Staff noted that the proposed increase in MPDUs will exempt the applicant from paying the development impact tax for transportation and schools, consistent with Chapter 52, Section 41(g)(5) and 54 (c)(5) of the Montgomery County Code. Staff added that the request for rezoning for this project was submitted on July 16, 2013, and as such the original Site Plan and the current Amendment were reviewed under the standards and procedures of the Zoning Ordinance in effect prior to October 30, 2014. Staff also added that no correspondence was received regarding this application.

Mr. Stephen Crum, engineer representing the applicant, Clarksburg Mews, LLC, introduced Mr. Michael Fisher, member of the applicant’s team, briefly discussed the proposed request, and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

Commissioner Patterson expressed concerns regarding the availability of public transportation, including Metro, in Clarksburg, and noted that even though she supports the increase in MPDUs from 13.3 to 25 percent proffered by the applicant, she is not in favor of not requiring the applicant to pay an Impact Tax as a result of the proposed increase in MPDUs.

~~*5. Bannoekburn 7009 Wilson Lane, Preliminary Plan No. 120180030 R-200 zone, 4.41 acres, Request to create 1 single family lot in addition to the lot for the existing church; located at 7009 Wilson Lane; Bethesda Chevy Chase Master Plan. REMOVED~~

~~Staff Recommendation: Approval with Conditions~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

11. **Viva White Oak, Subdivision Regulation Waiver SRW201801**---Request of a Section 50.9 Subdivision Regulation Waiver of Section 50.4.1.B.7., from the requirement to submit detailed graphic information for review of this first Preliminary Plan of the larger Property which is intended to establish the master-planned road rights-of-way location and cross-sections and the layout of the larger Land Bays, comprised of large Outlots, Lots and Parcels; and of Section 50.10.5., to establish an alternate fee for the first Preliminary Plan and Preliminary Forest Conservation Plan; located between Cherry Hill Road and Industrial Parkway, along FDA Boulevard, White Oak; on approximately 279.62 acres of land zoned CR-1.0: C-1.0 R-0.5 H-220; within the 2014 White Oak Science Gateway Master Plan area.

Staff Recommendation: Approval of the Subdivision Regulation Waiver Request

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & FANI-GONZÁLEZ ABSENT

Action: Approved staff recommendation for approval of the Subdivision Regulation Waiver request cited above, subject to conditions stated in the staff report.

In keeping with the July 2 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Subdivision Regulation Waiver (SRW) request for the Viva White Oak project. Staff noted that based on Section 50.9 of the Subdivision Regulation Waiver and Section 50.4.1.B.7, which eliminates the requirement to submit detailed graphic information for review of the first Preliminary Plan of the larger property, this request is intended to establish the master-planned road rights-of-way location and cross-sections, and the layout of the larger land bays comprised of large outlots, lots, and parcels; and based on Section 50.10.5, to establish an alternate fee for the first Preliminary Plan and Preliminary Forest Conservation Plan (FCP), since each subsequent Preliminary Plan Amendment will be calculated based on the actual lot, block, right-of-way configuration, density and uses for each outlot, lot and parcel.

Staff added that the approximately 279-acre Global Lifesci Development Corporation property is located on the west side of Cherry Hill Road, between Cherry Hill Road on the east, Industrial Parkway to the northwest, and the United States Food and Drug Administration (FDA) property to the south. The property consists of the Percontee property, currently a sand and gravel operation, and concrete recycling facility, and the county-owned property, a former Washington Suburban Sanitary Commission facility (WSSC). The property is within the area encompassed by the 2014 White Oak Master Plan. Staff recommends approval of the SRW, subject to the conditions of approval discussed at the meeting and stated in the staff report.

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11. Viva White Oak, Subdivision Regulation Waiver SRW201801CONTINUED

Staff further added that approval of this SRW will allow the applicant to proceed with the initial Preliminary Plan to layout the land bays comprised of large outlots, lots and parcels, as envisioned during the review and approval of the associated Sketch Plan. The initial Preliminary Plan will be conditioned to prohibit building permits to be issued on any portion of the site, except for the construction of the master-planned roads, until subsequent Preliminary Plan Amendments and Site Plans have been filed for each large outlot, lot or parcel where development is sought. Staff also recommended approval of an alternative application fee which differs from the Planning Board approved standard Preliminary Plan of subdivision and FCP application fees for the first Preliminary Plan submission only.

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

Mr. Dan Wilhelm of Cannon Road offered testimony in support of the proposed SRW request.

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