



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, November 8, 2018, at 9:02 a.m. in the Montgomery Regional Office (MRO) in Silver Spring, Maryland, and adjourned at 11:20 a.m.

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

Item 1, and Items 3 through 5 are reported on the attached agenda.

Items 1C and 2 were removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 11:20 a.m. Following the meeting, Chair Anderson and Commissioners Fani-González and Cichy, accompanied by Planning Department staff, took a tour of the Mosaic District in Fairfax, Virginia, at 12:00 p.m. and returned to MRO at 4:00 p.m. The next regular meeting of the Planning Board will be held on Thursday, November 15, 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, November 8, 2018
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Kensington Manor Senior Housing Sketch Plan 320180210 – MCPB No. 18-101

BOARD ACTION

Motion: FANI-GONZÁLEZ/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Adopted the Resolution cited above, as submitted.

***B. Record Plats**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Record Plats submitted for approval.

***C. Other Consent Items**

1. ~~Crescent at Chevy Chase~~

~~**A. Preliminary Plan No. 120180150, Crescent at Chevy Chase**~~—CR 1.5, C 0.25, R 1.5, H 50, 1.45 net acres, Extension request for review of one lot for a mixed-use development for up to 129,742 square feet of residential uses (up to 111 units), located on Newdale Road, approximately 200 feet west of Connecticut Avenue; 2013 Chevy Chase Lake Sector Plan.
Staff Recommendation: Approval of Extension

~~**B. Site Plan No. 820180130, Crescent at Chevy Chase**~~—CR 1.5, C 0.25, R 1.5, H 50, 1.45 net acres, Extension request for review of one lot for a mixed-use development for up to 129,742 square feet of residential uses (up to 111 units), located on Newdale Road, approximately 200 feet west of Connecticut Avenue; Chevy Chase Lake Sector Plan.
Staff Recommendation: Approval of Extension

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

***D. Approval of Minutes**

Planning Board Meeting Minutes of October 25, 2018

BOARD ACTION

Motion: PATTERSON/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved Planning Board Meeting Minutes of October 25, 2018, as submitted.

~~2. Roundtable Discussion~~

- ~~- Planning Director's Report~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

***3. Burtonsville Town Square – Center Pad: Site Plan No. 820180200---**Request to construct a 2,250 square foot restaurant with a drive-thru; 0.72 acres; CRT-1.5 C-1.0 R-1.25 H-70 Zone; located on the northwest quadrant of the intersection of Columbia Pike (Route-29), Old Columbia Pike (Route-198), and Sandy Spring Road; 1997 Fairland Master Plan and 2012 Burtonsville Commercial Crossroads Neighborhood Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

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 construct a restaurant with a drive-thru on a 0.72-acre property located on the northwest quadrant of the intersection of Old Columbia Pike (MD198), Sandy Spring Road and Columbia Pike (US29). Staff noted that this property is a split-zoned Commercial/ Residential/ Town (CRT) and Rural Cluster (RC) in the Fairland Master Plan and Burtonsville Commercial Crossroads Neighborhood Plan areas. The property, a pad site centrally located within the 27.21-acre Burtonsville Town Square Shopping Center, is currently developed with 68 surface parking spaces and bounded by drive aisles. Vehicular access to the subject property is provided from two existing access points, one on the east side of the property from MD198 and one to the south on Old Columbia Pike that are connected to internal drive aisles within the shopping center.

The applicant proposes to construct a 2,250-square foot restaurant with a drive-thru with a maximum height of 30 feet, which will be located along the primary drive aisle of the shopping center. The existing vehicular access will remain. Access to the single-lane drive-thru is provided from a drive aisle located along the eastern side of the property. From this access point, the drive-thru will wrap around the rear of the building and will provide queuing space for up to seven vehicles. Pedestrian access to the restaurant is provided from existing sidewalks along MD198 and Old Columbia Pike leading to sidewalks and crosswalks internal to the shopping center, with additional pedestrian facilities to be constructed within the site. The applicant is proposing sidewalks surrounding the east and south sides of the building as well as a crosswalk in the northeast and southeast corner of the property connecting to existing pedestrian connections within the shopping center. Parking will be provided by 22 parking spaces to

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***3. Burtonsville Town Square – Center Pad: Site Plan No. 820180200**

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the east and west of the restaurant consisting of 20 standard spaces and two accessible spaces. The applicant will provide 5,070 square feet of public open space to be located both on- and off-site. Staff added that since the posting of the staff report, the applicant has agreed to provide long-term bicycle parking. Staff did receive public comments expressing concerns regarding the proposed location of the restaurant, insufficient parking, the potential for increased traffic, potential overcrowding at the shopping center, the location and orientation of the posting requirement signs, and the type of restaurant being proposed. Staff addressed each of these issues, as detailed in the October 26 technical staff report.

Mr. Timothy Dugan, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Ms. Keely Laretti and Mr. Brian Downie, members of the applicant’s team, also offered comments.

There followed extensive Board discussion with questions to staff and Messrs. Dugan and Downie, during which the Board instructed staff to include an additional condition of approval. The new condition will require the off-site open space to be designed in such a way as to minimize the hardscape elements while still providing usable seating that will withstand usage and seasonable variations in weather, with the final Landscape Plan to be approved by staff.

***4. Montgomery Auto Sales Park**

A. Montgomery Auto Sales Park Lots 17 & 18, Preliminary Plan No. 11985027A: Request approval for 155,000 square feet of automobile sales and service (excluding above ground structured parking) in total with 85,000 square feet allotted to Lot 17 and 70,000 square feet of automobile sale and service allotted to Lot 18 located on Automobile Boulevard, 240 feet SW of Briggs Chaney Road, 8.1 acres, GR-1.5 H-85 Zone (Reviewed under C-3 Zone), 1997 Fairland Master Plan.

Staff Recommendation: Approval with Conditions

B. Montgomery Auto Sales Park Lot 17, Site Plan No. 820140130: Request to construct an 85,000 square-foot sales and service building on Lot 17 along Automobile Boulevard, 240 feet SW of Briggs Chaney Road, 4.78 acres, GR-1.5 H-85 (Reviewed under C-3 Zone), 1997 Fairland Master Plan.

Staff Recommendation: Approval with Conditions

C. Montgomery Auto Sales Park Lot 18, Site Plan No. 820140140: Request to construct an automobile storage/parking facility on Lot 18 along Automobile Boulevard, 240 feet SW of Briggs Chaney Road, 3.32 acres, GR-1.5 H-85 (Reviewed under C-3 Zone), 1997 Fairland Master Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

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

Vote:
Yea: **A. through C. 4-0**

Nay:

Other: **DREYFUSS ABSENT**

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

B. 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.

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

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan Amendment and two Site Plan requests to construct an auto sale and service center. The 8.1-acre site, consisting of 85,000-square foot Lot 17 and 70,000-square foot Lot 18, is located on Automobile Boulevard in the Montgomery County Auto Sales Park and is zoned General Retail (GR) in the Fairland Master Plan area. Lot 17 is prominently located near the

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***4. Montgomery Auto Sales Park**CONTINUED

entrance to the auto park and is improved with an older automobile dealership that is currently being used for the sale of pre-owned vehicles. Lot 18 adjoins Lot 17 to the south and is developed as a partially paved and gravel parking lot. According to staff, the applicant originally filed the applications in 2014. At that time, the applications were reviewed and scheduled for a Planning Board hearing when the Lexus Corporation decided to go through a major brand refresh. As a result, the applications were removed from the Planning Board agenda and put on hold. In 2017, the applicant contacted staff to re-activate the applications and complete the review process with the re-envisioned building and site layout.

The Preliminary Plan Amendment proposes a total of 155,000 square-feet of automobile sales and service uses on Lots 17 and 18 to be constructed in three phases. The Site Plan for Lot 17 proposes to construct a new 85,000 square foot automobile dealership and service facility, including a showroom and a 660-space parking structure. The Site Plan for Lot 18 proposes a 70,000 square-foot automotive showroom with 326 surface parking spaces for parking and inventory vehicle storage as part of Phase 1 of the project. However, the proposed showroom development will not occur until a future date and will require a Site Plan Amendment. Staff noted that the existing DARCARS Lexus of Silver Spring dealership, located in the nearby Montgomery Industrial Park on Prosperity Terrace, plans to relocate to Lot 17. Therefore, the proposed interim use on Lot 18 is a surface parking lot for vehicle inventory. Access from Automobile Boulevard will be provided through two shared access points located on the eastern and western portions of the lots shared boundary line. Staff added that the applicant proposes 27 percent green space on Lot 17 and 22 percent on Lot 18, both of which exceed the 10 percent green space requirement.

Ms. Nancy Regelin, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Mr. Steve Hoffman, attorney representing the DARCARS Auto Group, offered comments.

Ms. Keely Lauretti and Mr. Andrew Schiefer, members of the applicant's team, also offered comments.

There followed extensive Board discussion with questions to staff and Ms. Regelin, during which the Board instructed staff to include an additional condition of approval for Site Plan 820140130 requiring that during the Certified Site Plan process, staff evaluate the types of plants proposed for use on a vegetative screen wall that will cover the west façade of the parking structure on Lot 17. If staff finds that the plants will not thrive, they will work with the applicant to determine other options to achieve the screening requirement.

Ms. Regelin stated that the applicant is amenable to the new Site Plan condition.

***5. Strathmore Square, Sketch Plan No. 320190010**---Request to redevelop the property with a maximum of 1,905,219 square feet of development (excluding approximately 261,968 square feet of MPDUS), with up to 317,537 square feet of non-residential uses, and up to 1,746,451 square feet of residential uses (excluding MPDUS); located at the southeast corner of the intersection of Rockville Pike and Tuckerman Lane at the Grosvenor Metro Station, Rockville; on approximately 14.6 acres of land zoned CR-3.0, C-0.5, R-2.75, H-300 and CR-0.5, C-0.25, R-0.5, H-300; within the 2017 Grosvenor-Strathmore Metro Area Minor Master Plan area.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

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

Planning Department staff offered a multi-media presentation and discussed a proposed Sketch Plan request to construct a mixed-use development on a 14.72-acre property, identified as Parcel 428 and Parcel C, that is currently owned by the Washington Metropolitan Area Transit Authority (WMATA), located at the Grosvenor-Strathmore Metro Station on the east side of Rockville Pike (MD355), and zoned Commercial/Residential (CR) in the Grosvenor-Strathmore Metro Area Minor Master Plan area. Though the property is bisected by Tuckerman Lane, staff noted that the property subject to this Sketch Plan application consists of the 14.58-acre part of Parcel 428 located south of Tuckerman Lane and a 6,346 square foot portion of Parcel C. The site is currently developed with a six-story WMATA garage, a surface parking lot, bus facilities, a Kiss and Ride, a covered Arts Walk, and a stormwater pond. Approximately 2.47 acres of forest is located along the eastern side.

The applicant proposes to redevelop the property with a mixed-use project consisting of up to 1,905,219 square feet of total development including up to 1,746,451 square feet of residential use for approximately 2,008 units, and up to 317,537 square feet of non-residential development in seven buildings identified as Building 1-A&B, Building 2, Buildings 3A and 3B, Building 4, Building 5-A&B, and Building 6. The project will include at least 15 percent, or 261,967 square feet, of Moderately Priced Dwelling Units (MPDUs). The existing surface parking lot will be used on an interim basis for parking and construction staging. The surface parking lot, existing forested area, and stormwater management pond will be redeveloped in

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***5. Strathmore Square, Sketch Plan No. 320190010**CONTINUED

phases as the project progresses. The site will be accessed from Tuckerman Lane via a curb cut located just west of Building 1-A&B along the northern portion of the property, and another just south of Building 3B along the southern portion, with internal circulation provided through a proposed private road that will serve as a spine road within the project, connecting the entrance to the WMATA garage with Strathmore Hall Street. The majority of the proposed buildings will be accessed directly from Tuckerman Lane, with buildings 4 and 5 to be accessed via the proposed private road. Proposed buildings 1 through 3 will be exclusively residential, with Building 5 to accommodate retail and residential uses. Staff noted that the applicant requests flexibility within the proposed Plan to respond to changes in market demands that will shape the character and quality of the residential and commercial opportunities on-site and is proposing three different development scenarios for Buildings 4 and 6 that include a hotel or an office building that may or may not include residential uses. For this reason, the applicant is requesting to extend the Sketch Plan validity period to seven years. Staff did receive some correspondence from neighboring property owners expressing concerns regarding the proposed commercial uses and potential overcrowding within the Walter Johnson school cluster. Staff addressed these issues, as detailed in the October 29 technical staff report.

Mr. Andrew Altman, member of the applicant's team, offered a multi-media presentation and discussed the proposed development.

Mr. Matt Bell, member of the applicant's team, and Ms. Sylke Knuppel, landscaping consultant from VIKA Maryland, also offered comments.

The following speakers offered testimony: Ms. Amelia Sirianni of Wetherill Road; Ms. Meagan Sexton of Summit Avenue; Mr. Gochman of Auburn Avenue; Ms. Suzanne Fine of Tuckerman Lane; Mr. Christian Funicelli of Iron Gate Road; Ms. Monica Jeffries Hazangeles, President and Chief Executive Officer of the Strathmore Arts Center; Mr. Richard Hoye of Lucas Lane; Mr. Michael Kay representing the Symphony Park and Strathmore Homeowners Association; Mr. Al O'Konski of Rockville Pike; Mr. Pete Tomao representing the Coalition for Smarter Growth; Ms. Lynn Parsons of Montrose Avenue; Mr. David Sears representing the Montgomery County Sierra Club; and Ms. Jane Lewin representing the Parkside Condominium Association.

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