



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, January 10, 2019, at 1:31 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 7:45 p.m.

Present were Commissioners Natali Fani-González, who assumed the chairmanship while the Chair was absent, Gerald R. Cichy, and Tina Patterson. Following his participation in a Racial Equity Training session, Chair Casey Anderson joined the meeting at 5:50 p.m. during a short break, and before discussion of Item 11. Vice Chair Norman Dreyfuss was necessarily absent.

Item 1 and Items 4 through 6 are reported on the attached agenda.

Items 1.B.1, 2, and 3 were removed from the Planning Board agenda.

The Board recessed for lunch at 4:05 p.m. and reconvened in the auditorium at 5:20 p.m.

Items 7 through 11 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 7:45 p.m. The next regular meeting of the Planning Board will be held on Thursday, January 17, 2019, 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, January 10, 2019
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600**

1. Consent Agenda

***A. Adoption of Resolutions**

1. WMAL Bethesda Site Plan 820170170 - MCPB No. 18-124
2. VIVA White Oak Preliminary Plan 120180240 - MCPB No 18-100

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 3-0

Nay:

Other: ANDERSON & DREYFUSS ABSENT

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

1. Subdivision Plat No. 220180830, Highland Park

~~CR zone, 1 lot; located in the southeast quadrant of the intersection of Wisconsin Avenue (MD 355) and Montgomery Avenue (MD 410); Bethesda Downtown Master Plan. — REMOVED~~

~~Staff Recommendation: Approval~~

2. Subdivision Plat No. 220181120 - 220181130, Cabin Branch

CRT zone, 2 lots; located on the northeast side of Cabin Branch Avenue opposite Lapwing Way; Clarksburg Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: 2. PATTERSON/CICHY

Vote:

Yea: 2. 3-0

Nay:

Other: ANDERSON & DREYFUSS ABSENT

**Action: 1. This Item was removed from the Planning Board agenda.
2. Approved staff recommendation for approval of the Record Plat cited above, as submitted.**

***C. Other Consent Items**

1. Adoption of Corrected Resolution for Poplar Pointe Preliminary Plan 120180080 – MCPB No. 18-130

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 3-0

Nay:

Other: ANDERSON & DREYFUSS ABSENT

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

***D. Approval of Minutes**

Planning Board Meeting Minutes of December 13 and 20, 2018

BOARD ACTION

Motion: PATTERSON/CICHY

Vote:

Yea: 3-0

Nay:

Other: ANDERSON & DREYFUSS ABSENT

Action: Approved Planning Board Meeting Minutes of December 13 and 20, 2018, as submitted.

2. ~~Roundtable Discussion~~

- ~~Parks Director's Report~~ — **REMOVED**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

~~3. FY19 Budget Savings Plan~~ ——— REMOVED

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

***4. Shady Grove Life Sciences Center Parcel 7 (Autolus), Site Plan No. 81997005B---** Request to construct an 85,000 square foot building for a combination office, lab, and light manufacturing facility and associated parking and landscaping using 61,728 square feet of residual density from Parcel 7 and transferring 23,272 square feet of density from 9800 Medical Center Drive as allowed under Sec. 59-C-5.321 of the 2004 Zoning Ordinance; 8.39 acres of land in the LSC Zone; located on the southeast quadrant of the intersection of Great Seneca Highway and Medical Center Drive; within the 2010 Great Seneca Science Corridor Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 3-0

Nay:

Other: ANDERSON & DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the Site Plan Amendment 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 Site Plan Amendment request being reviewed under an accelerated schedule to construct a multi-use building with associated parking and landscaping. The proposed Amendment also includes a request to utilize existing approved, but unbuilt, onsite density and to transfer approved, but unbuilt, offsite density. The 8.39-acre property, identified as Parcel N/Q, Lots 7A and 7B, is located on the southeast quadrant of the intersection of Great Seneca Highway and Medical Center Drive, bounded by Great Seneca Highway to the west, Darnestown Road to the south, and zoned Life Sciences Center (LSC) within the Great Seneca Science Corridor Master Plan area and the Muddy Creek watershed. Lot 7B is currently developed with a 58,272-square foot research and development laboratory and 101 surface parking spaces, while Lot 7A, the focus of the application, is unimproved. Access to the property is provided via two access points from Medical Center Drive. Staff noted that although the site was approved for 120,000 square feet of density, only 58,272 square feet have been built, leaving 61,726 square feet of unbuilt residual density. The applicant is also proposing the transfer of 23,272 square feet of approved, but unbuilt, density from the adjacent property to the east on Medical Center Drive.

Staff also noted that the applicant proposes to construct on Lot 7A an 85,000 square foot building for a combination office, lab, and light manufacturing facility, and 180 surface parking spaces with associated landscaping, including green buffers and stormwater management

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***4. Shady Grove Life Sciences Center Parcel 7 (Autolus), Site Plan No. 81997005B**

CONTINUED

planters. Lots 7A and 7B will both be accessed from Medical Center Drive via a shared driveway. Staff added that the applicant will be required to dedicate a total of 77 feet of right-of-way (ROW) along Lot 7A frontage on Medical Center Drive for construction of the Corridor Cities Transitway (CCT). Until construction of the CCT, the applicant will provide an 11-foot wide sidepath, a 13-foot landscape panel, a five-foot wide sidewalk, and an 11-foot tree panel in the interim. Staff then discussed minor corrections to a data table and five conditions of approval. Staff also noted an additional condition requiring the applicant to submit an amended Traffic Mitigation Agreement (TMAg) that will allow for a proposed Capital Bikeshare Station to be located within the ROW dedicated for the CCT.

Staff then discussed environmental issues, noting that the Final Forest Conservation Plan (FFCP) proposes to remove an existing 0.40 acres of Category II Conservation Easement, which will be mitigated offsite by the purchase of 2.64 acres of credit from a forest conservation bank. Staff added that an off-site area of disturbance will increase by a small amount due to a utility connection.

Mr. Patrick O’Neil, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Messrs. Bill DePippo and Aaron Vernon, members of the applicant’s team, also offered comments.

There followed a brief Board discussion with questions to staff.

***5. Checkers Restaurant, Site Plan No. 820180210**---Request to redevelop the property with up to 952 square feet of commercial drive-thru restaurant (Checkers), and shared use path; located at 8019 Snouffer School Road in Gaithersburg; on approximately 2.0 acres (87,320 SF) of land zoned IL-1.0, H-50 (Light Industrial); within the 1996 Gaithersburg Vicinity Master Plan area.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 3-0

Nay:

Other: ANDERSON & 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 redevelop a property with a building for restaurant uses. The 2.0-acre property is located on the north side of Snouffer School Road, approximately 500 feet northwest of its intersection with Woodfield Road (MD124), on a pad site within the 12,390-square foot Gaithersburg Auto Service Mall and is zoned Light Industrial (IL) in the Gaithersburg Vicinity Master Plan area. The site is currently developed with an existing, but vacant, 2,430-square foot bank building.

Staff noted that the applicant proposes to replace the existing bank building with a 952-square foot fast-food drive-thru restaurant on the eastern portion of the property. Additional landscaping will be provided in the parking lot within the area that will be redeveloped. The applicant will install a new pedestrian sidewalk adjacent to the modified parking spaces, a bike rack, and a minimum 8.5-foot wide sidepath along the north side of Snouffer School Road, which will eventually connect to a proposed path that will begin at Centerway Drive and terminate at Sweet Autumn Way on the west side of the property. However, due to an undetermined timeline for future Maryland Department of Transportation State Highway Administration (SHA) and Montgomery County Department of Transportation (MCDOT) projects, with the SHA project requiring the removal and replacement of the proposed path, staff and the applicant have agreed to implement a temporary connection.

In response to a question from Legal Counsel to the Planning Board regarding the necessity for the tree save measures required in Condition 6, staff noted that the condition could be removed from the Site Plan.

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***5. Checkers Restaurant, Site Plan No. 820180210**

CONTINUED

Mr. Jody Kline, attorney representing the applicant, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

6. Francisco Landscaping: CU 19-04

A. Preliminary Forest Conservation Plan CU-19-04 for Conditional Use to operate a Landscape Contractor Business, on a 6.18-acre property located at 15400 Holly Grove Road, Silver Spring, MD, approximately 1,250 feet southwest of the intersection of Holly Grove Road and Norwood Road, identified as Parcel P066, Snowdens Manor, RE-2C Zone, 1997 Cloverly Master Plan Area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Request for a Conditional Use CU-19-04 to operate a Landscape Contractor business, on a 6.18-acre property located at 15400 Holly Grove Road, Silver Spring, MD, approximately 1,250 feet southwest of the intersection of Holly Grove Road and Norwood Road, identified as Parcel P066, Snowdens Manor, RE-2C Zone, 1997 Cloverly Master Plan Area.

Staff Recommendation: Approval with Conditions

(NOTE: Action required for Hearing by the Hearing Examiner on January 18, 2019)

BOARD ACTION

Motion: A. & B. PATTERSON/CICHY

Vote:

Yea: A. & B. 3-0

Nay:

Other: ANDERSON & DREYFUSS ABSENT

Action: This Item was deferred pending further discussion between staff, the applicant, and the adjacent property owners in order to address the community's concerns.

Planning Department staff offered a multi-media presentation and discussed a proposed Conditional Use and associated Preliminary Forest Conservation Plan (PFCP) requests to operate a landscape contractor business on a 6.18-acre property located on the west side of Holly Grove Road and zoned Residential Estate (RE-2C) in the Cloverly Master Plan area. The property, identified as Parcel 066, is currently developed as a residence and an active family-owned landscape contracting business with a 2,072-square foot single-family dwelling, a 1,575-square foot cinderblock storage building, and a 740-square foot metal shed building; gravel parking areas and driveways; material storage areas; a skid steer storage area; and two private gardens. The property's western and southern boundaries front on Holly Grove Road, a 14-foot wide road that does not meet modern road design standards. Primary access to the property is via a driveway along the southern frontage. A gated and locked second access along the western frontage is not actively used.

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6. Francisco Landscaping: CU 19-04CONTINUED

Staff noted that the applicant is requesting approval of a Conditional Use for the validation of the existing landscaping contractor business, which focuses on residential and commercial landscaping, property maintenance, custom stonework, and driveway services. The business has been in operation on the property for the past 13 years without an approved Conditional Use permit. Though the hours of operation will remain unchanged, the applicant is proposing to increase the number of employees from 15 to 19, 17 of whom will be members of off-site field crews who will depart the property at 7:00 a.m. and remain off-site until between 4:00 and 6:00 p.m. The remaining two employees will act as on-site administration staff. According to the applicant, many of the laborers carpool to work and will often report directly to the job site without coming to the property. The applicant proposes 45 surface parking spaces, including two van-accessible handicapped spaces, to accommodate staff, visitors, trucks, trailers, and other equipment.

Staff then discussed the proposed PFCP, noting while no forest will be impacted or cleared, there is a 1.24-acre afforestation planting requirement, which the applicant proposes to meet onsite. As part of the forest planting, the applicant has offered to stabilize and clear debris from an adjacent property. Staff noted that the applicant has submitted a variance request to remove one protected tree and impact seven others, which will be mitigated through the on-site planting of three shade trees. Staff then discussed the site's level of impervious surfaces, currently at 18.2 percent, which the applicant proposes to reduce to 16.3 percent. According to staff, impervious surfaces should remain within the ten to 15 percent range. Staff therefore recommends limiting the maximum number of parking spaces to 30 in order to reduce the impervious surface level to 14 percent.

Staff added that since the publication of the staff report, correspondence has been received from the Cloverly Civic Association and several area residents, as well as a petition signed by neighboring property owners, expressing concerns regarding consistency with current Master Plan recommendations, compatibility with the existing neighborhood, the narrowness of Holly Grove Road, and the level of impervious surfaces. Staff addressed these issues, as detailed in the December 18 technical staff report.

Mr. Sean Hughes, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Messrs. Michael Norton from Norton Land Design LLC and Shahriar Etemadi from STS Consulting, members of the applicant's team, also offered comments.

The following speakers offered testimony: Ms. Judy Mauldin of Holly Grove Road; Ms. Ola T. Myers, adjacent property owner; Ms. Patricia Thomas, adjacent property owner; and Mr. Quentin Remein, representing the Cloverly Civic Association.

There followed extensive Board discussion with questions to staff and some of the speakers, during which the Board instructed staff to transmit an additional comment stating that the applicant must provide additional landscape screening along the southern property line and

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6. Francisco Landscaping: CU 19-04

CONTINUED

limit the number of employees to 15. The Board also recommended that action be deferred on this item pending further discussion between staff, the applicant, and the adjacent property owners to address the community's concerns.

Mr. Hughes noted that the applicant was amenable to the Planning Board's recommendation for a deferral.

7. Request to File Corrective Map Amendment H-130---Correction of a technical error in the zoning classifications of 7201, 7211, and 7221 Carrol Avenue in Takoma Park; 2000 Takoma Park Master Plan

Staff Recommendation: Approval to file a Corrective Map Amendment with the District Council

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 3-0

Nay:

Other: ANDERSON & DREYFUSS ABSENT

Action: Approved staff recommendation for approval to file Corrective Map Amendment H-130 with the District Council.

Planning Department staff offered a multi-media presentation and briefly discussed a request to file Corrective Map Amendment H-130 to allow correction of a technical error in the zoning classifications for properties located at 7201, 7211 and 7221 Carrol Avenue in Takoma Park in the Takoma Park Master Plan area.

Mr. Byrne H. Kelly of Westmoreland Avenue offered testimony.

There followed a brief Board discussion with questions to staff and Legal Counsel to the Board.

8. Zoning Text Amendment No. 18-12: Setback Exemptions – Fences ---ZTA 18-12 amends the Montgomery County Zoning Ordinance to revise the standards for an exemption to the building line and setback requirements for certain fences.

Staff Recommendation: Transmit Comments to the County Council

(NOTE: Action required for County Council Public Hearing of 1/15/19)

BOARD ACTION

Motion: PATTERSON/CICHY

Vote:

Yea: 3-0

Nay:

Other: ANDERSON & DREYFUSS ABSENT

Action: Approved staff recommendation to transmit comments to the County Council regarding Zoning Text Amendment 18-12 cited above, as stated in the attached transmittal letter.

Planning Department staff discussed a Zoning Text Amendment (ZTA) request to amend the Montgomery County Zoning Ordinance to revise the standards for an exemption to the building line and setback requirements for certain fences. Staff noted that currently, the Zoning Ordinance exempts fences and walls from setback requirements if the height of the structure is 6.5 feet or lower. Staff also noted that exceptions are granted for deer fencing and other fences located in the Agricultural or Rural Residential zones, that are eight feet or less in height located on land that is farmed or abuts a non-residentially zoned property in the Commercial/Residential, Employment or Industrial zones. A landowner who wants a higher fence is either required to meet the setback requirement or to apply for a variance. The sponsor of ZTA 18-12 believes that fences up to eight feet tall should also be allowed without a setback or a variance requirement if it abuts a master planned right-of-way for a rail line or any service road that provides access to it.

Staff added that it has no objection to proposed ZTA 18-12 given that the relaxation of the height standard could assist in minimizing possible visual and audible obstructions associated with trains.

There followed a brief Board discussion with questions to staff.

9. Zoning Text Amendment No. 18-13: Regional Shopping Center Overlay Zone – Standards---ZTA 18-13 amends the Montgomery County Zoning Ordinance to revise the standard for the allowed height of certain free-standing uses in the Regional Shopping Center Overlay zone.

Staff Recommendation: Transmit Comments to the County Council

(NOTE: Action required for County Council Public Hearing of 1/15/19)

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 3-0

Nay:

Other: ANDERSON & DREYFUSS ABSENT

Action: Approved staff recommendation to transmit comments to the County Council regarding Zoning Text Amendment 18-13 cited above, as stated in the attached transmittal letter.

Planning Department staff discussed a Zoning Text Amendment (ZTA) request to amend the Montgomery County Zoning Ordinance to revise the standard for the allowed height of certain free-standing uses in the Regional Shopping Center Overlay zone. Staff noted that proposed ZTA 18-13 would amend the Regional Shopping Center (RSC) Overlay zone to allow for freestanding buildings used for retail sales and service, structured parking or health clubs and facilities to have a maximum height of 90 feet. The RSC Overlay zone applies to Westfield Montgomery and Westfield Wheaton Malls. The general building height limit in the zone is 45 feet. The Overlay zone has exceptions to that height limit for a building that includes a theater complex, a hotel or motel, and an apartment building or a multi-use building with residential use.

Staff added that the purpose of the RSC Overlay zone is to provide flexible development standards to facilitate certain uses compatible with a regional shopping center and provide parking design standards and requirements compatible with the function and circulation needs of RSCs. The Overlay zone outlines certain uses that may be permitted as part of a RSC and also includes development standards. Staff has no objection to the proposed ZTA given that the RSC Overlay zone currently permits a hotel and apartment building up to 150 feet in height and a building with a theatre complex up to 90 feet in height.

Ms. Patricia Harris, attorney, offered comments.

There followed a brief Board discussion with questions to staff and Ms. Harris.

10. Zoning Text Amendment No. 18-14: Farm Alcohol Production – Residential Zones -
--ZTA 18-14 amends the Montgomery County Zoning Ordinance to add Farm Alcohol Production as a use allowed in certain Residential zones; and establish the standards for Farm Alcohol Production in certain Residential zones.

Staff Recommendation: Transmit Comments to the County Council

(NOTE: Action required for County Council Public Hearing of 1/15/19)

BOARD ACTION

Motion: PATTERSON/CICHY

Vote:

Yea: 3-0

Nay:

Other: ANDERSON & DREYFUSS ABSENT

Action: Approved staff recommendation to transmit comments to the County Council regarding Zoning Text Amendment 18-14 cited above, as stated in the attached transmittal letter.

Planning Department staff discussed a Zoning Text Amendment (ZTA) request to amend the Montgomery County Zoning Ordinance to add Farm Alcohol Production as a use allowed in certain residential zones and establish the standards for Farm Alcohol Production in certain residential zones. Staff noted that on October 2, 2018, the County Council approved the establishment of a new accessory agricultural use called “Farm Alcohol Production” with standards for the use and the accessory activities allowed. Staff noted that Farm Alcohol Production is defined as the transformation of agricultural products into alcoholic beverages, which include wineries, cideries, breweries, or distilleries on farms, and may include other activities unrelated to the production and sale of such products under certain circumstances.

Staff added that given the limited impact of proposed ZTA 18-14 based on the larger property size requirement, the impact locations being outside of the higher density suburban areas, and the limited use standards established in adopted ZTA 18-03, which will continue to be applicable, staff has no objection to the proposed ZTA.

There followed a brief Board discussion with questions to staff.

***11. Wildwood Manor Shopping Center - Preliminary Plan No. 11989271C and Site Plan No. 82008024B**

A. Preliminary Plan No. 11989271C: Request to create two Lots and one private road Parcel for a 95,000-square-foot multi-family residential building (age-restricted by deed/covenant) and 11,000 square feet of ground-floor retail with below-grade parking in addition to an existing 3,500-square-foot bank and a 30,000-square-foot medical office; on 3.49 acres of land in the CRT-1.25, C-0.5, R-0.75, H-50 Zone; located at 10401 Old Georgetown Road, Bethesda; within the 2017 Rock Spring Master Plan area.

Staff Recommendation: Approval with Conditions

B. Site Plan No. 82008024B: Request to construct a 95,000-square-foot multi-family residential building (age-restricted by deed/covenant) and 11,000 square feet of ground-floor retail with below-grade parking in addition to an existing 3,500-square-foot bank and a 30,000-square-foot medical office; on 3.49 acres of land in the CRT-1.25, C-0.5, R-0.75, H-50 Zone; located at 10401 Old Georgetown Road, Bethesda; within the 2017 Rock Spring Master Plan area.

Staff Recommendation: Approval with Conditions

BOARD ACTION

**Motion: A. CICHY/FANI-GONZÁLEZ
 B. CICHY/FANI-GONZÁLEZ**

Vote:
**Yea: A. 4-0
 B. 3-1**

Nay:

**Other: B. PATTERSON ABSTAINED
 DREYFUSS ABSENT**

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

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

Planning Department staff offered a multi-media presentation and discussed Preliminary and Site Plans requests for the Wildwood Manor Shopping Center proposed development project. Staff noted that the two plans are being reviewed concurrently. The 3.49-acre property is located on Old Georgetown Road in Bethesda in the Rock Spring Master Plan area. Staff noted that the request is to convert an approved, but unbuilt, office building to a five-story, 106,000-square foot mixed-use building with up to 95,000 square feet of multi-family residential uses with up to sixty age-restricted dwelling units, and a minimum of fifteen percent Moderately Priced Dwelling Units (MPDUs), 11,000 square feet of ground floor retail uses with below grade parking, in addition to an existing 3,500-square foot bank and a 30,000-square foot medical office building.

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***11. Wildwood Manor Shopping Center - Preliminary Plan No. 11989271C and Site Plan No. 82008024B**CONTINUED

Staff also noted that the property is improved with a three-story, 36,423-square foot medical office building, a 3,471-square-foot, stand-alone bank with drive-thru service, and associated surface parking. It lies in the Lower Rock Creek watershed and contains no forest, streams, wetlands, floodplains, or any associated buffers. The medical office building is surrounded by a landscape bed containing trees and shrubs. The northern portion of the property contains a landscaped open space area with trees and shrubs, and a grassy area with trash receptacles. The property contains some mature trees that would be removed to accommodate the proposed mixed-use project. There is a six-foot board-on-board fence lined with trees and shrubs along the property's Berkshire Drive frontage. The property slopes moderately down from the northwest corner to the southeast corner and sits approximately 10 feet above Berkshire Drive and has access to Old Georgetown Road via a driveway located at the northern end, across from Rock Spring Drive, via an easement on the abutting property to the north. Internal driveways also connect the property with the Wildwood Shopping Center to the south and the gas station to the southwest. The gas station also has direct access to Old Georgetown Road. Although there is no vehicular connection between Berkshire Drive and the property, there are pedestrian connections available just to the south and north. The property is currently served by public water and sewer and is located within the Rock Spring Sector Plan area. The proposed development will provide over 26,000 square feet of public open space and will include a variety of open spaces and recreational amenities.

Staff then added that approval of the proposed Preliminary Plan also includes approval of the amended Preliminary Forest Conservation Plan (FCP) and approval of the Site Plan also includes approval of the amended Final FCP. Staff noted that there is no forest on the site. The land use, zoning and net tract area yield an afforestation requirement of 0.54 acres of forest planting. The applicant proposes to provide the afforestation mitigation through purchase of credit in an approved off-site forest bank. The mitigation must equal 0.54 acres of new forest planted or 1.08 acres of existing forest preserved. Staff also noted that community meetings were held on June 13, August 20, and November 13, 2018. Staff has received correspondence regarding this application from concerned residents, property owners, and Homeowners and Civic Associations, which have been submitted to the Planning Board.

Staff also discussed revisions and corrections to the conditions of approval, especially the conditions regarding the existing and proposed additional fences, parking, and a proposed private road, which the applicant is required to show on the record plat.

The following speakers offered testimony: Ms. Linda Lizzio of Berkshire Drive and representing the Wildwood Manor Citizens Association; Mr. Michael Villa of Aubinoe Farm Drive and President of the Wildwood Estates Homeowners Association; Mr. Mikhail Zhurkin of Berkshire Drive, adjacent property owner; Ms. Ann Bowker of Grosvenor Lane; Ms. Karin Bolte of Chatsworth Lane; Ms. Ursula Luttmann of Chatsworth Lane; Ms. Patricia Broderick of Rossmore Drive; and Mr. Michael Bednarek of Berkshire Drive.

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***11. Wildwood Manor Shopping Center - Preliminary Plan No. 11989271C and Site Plan No. 82008024B**

CONTINUED

Ms. Soo Lee-Cho, attorney representing the applicant, Mr. Alvin Aubinoe of Aubinoe Management, present at the meeting, introduced Messrs. Brian Donnelly, Chris Colross and Sassan Gharai, members of the applicant's team, offered a multi-media presentation, discussed the proposed requests and concurred with the staff recommendation.

There followed extensive Board discussion with questions to staff and Ms. Lee-Cho.