



**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, December 20, 2018, at 9:04 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 3:31 p.m.

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

Item 1, Items 3 and 4, Item 2, and Item 5, discussed in that order, are reported on the attached agenda.

Item 8 was removed from the Planning Board agenda.

The Board recessed for lunch at 10:29 a.m. and convened in Closed Session at 11:01 a.m. to take up Items 6, 7, 14, and 15, Closed Session Items.

In compliance with State Government Article §3-305(b), Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 11:01 a.m. in the 3<sup>rd</sup> floor conference room on motion of Commissioner Patterson, seconded by Vice Chair Dreyfuss, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Fani-González, Cichy, and Patterson voting in favor of the motion. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(13), to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter; §3-305(b)(1)(i), to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction; §3-305(b)(7), to consult with legal counsel to obtain legal advice on a legal matter; and §3-305(b)(7) and (1), to consult with legal counsel to obtain legal advice and to discuss personnel matters with regard to an employee over whom the Commission has jurisdiction.

Also present for the meeting were Acting Executive Director Anju Bennett; Department of Human Resources and Management Director William Spencer; Director Gwen Wright and Molline Jackson of the Planning Department; General Counsel Adrian Gardner, Acting Principal Counsel Matthew Mills, and Rita Grindle of the Legal Department; and James Parsons of the Commissioners' Office.

In Closed Session the Board approved the Closed Session Minutes of October 11, 18, and 25, and November 15 and 29, 2018, and received briefing and discussed proposed candidates for the Art Review Panel selection.

There were no actions taken, and no Technical Writer was present for Closed Session Items 14 and 15.

The Closed Session meeting was adjourned at 12:17 p.m.

The Board reconvened in the auditorium at 1:57 p.m.

Items 9 through 13 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 3:31 p.m. Due to the upcoming holidays, there are no Planning Board meetings scheduled for Thursday, December 27, 2018, and Thursday, January 3, 2019. The next regular meeting of the Planning Board will be held on Thursday, January 10, 2019, in the Montgomery Regional Office in Silver Spring, Maryland.



James J. Parsons  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting  
Thursday, December 20, 2018  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600**

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Seneca Meadows Preliminary Plan 11998004A – MCPB No. 18-134
2. Poplar Pointe Preliminary Plan 120180080 – MCPB No. 18-130

**BOARD ACTION**

**Motion: CICHY/DREYFUSS**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Adopted the Resolutions cited above, as submitted.**

**\*B. Record Plats**

**Subdivision Plat No. 220180320 - 220180330, Ridgeview**

RNC/TDR zone, 19 lots, 5 parcels; located on the west side of Ridge Road (MD 27), 250 feet north of Beall Avenue; Damascus Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220190150, Glen Echo Heights**

R-90 zone, 2 lots; located on the west side of Walhonding Road, 250 feet north of Scioto Road; Bethesda - Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220190300, West Chevy Chase**

R-60 zone, 1 lot; located on the north side of De Russey Parkway, 575 feet west of Offutt Road; Bethesda - Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:**                    **PATTERSON/FANI-GONZÁLEZ**

**Vote:**

**Yea:**                    **5-0**

**Nay:**

**Other:**

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

**\*C. Other Consent Items**

**1. Mount Prospect: Site Plan Amendment No. 82017016A**---Amendment to make modifications to site grading, stormwater management, landscaping, forest conservation, utilities, and the limits of disturbance, located broadly in the northwest quadrant of the intersection of Quince Orchard Rd, Dufief Mill Rd, and Travilah Rd.; 170.77 acres, PD-2 Zone, 2002 Potomac Subregion Master Plan.

*Staff Recommendation: Approval with Conditions*

**2. Marriott International Headquarters, Site Plan Amendment No. 82018003A**---2.25 acres, CR 5.0: C 5.0, R 4.75, H 300', CR 5.0: C 5.0, R 4.75, H 165' and the Bethesda Overlay Zones (BOZ), Proposal to reduce total density from 1,050,000 sf. to 996,967 sf., and corresponding BOZ allocation and PIP; modify public benefits and tabulations; provide alternative architectural exhibits to depict potential building enclosures; located at the southwest corner of the intersection of Wisconsin Avenue and Norfolk Avenue; 2017 Bethesda Downtown Sector Plan

*Staff Recommendation: Approval and Adoption of Resolution*

**3. Cabin John Village: Site Plan No. 820190020, Regulatory Review Extension Request No. 1**---Request to extend the regulatory review period by 4.5 months to April 18, 2019; to construct 45,000 square feet (29,000 net new square feet) of commercial uses and 48 single-family attached units including 12.5% MPDU's, located at the northeast corner of Seven Locks Road and Tuckerman Lane; 25.32 acres, CRT-0.75, C-0.5, R-0.25, H-35 and R-90 Zone, 2002 Potomac Master Plan.

*Staff Recommendation: Approval of the Extension Request*

**4. New Hampshire Ave. Restaurant Redevelopment: Site Plan No. 820180090 & Safeway at Cloverly: Site Plan Amendment No. 81999004B, Regulatory Review Extension Request No. 3**

**A. Site Plan No. 820180090, New Hampshire Ave. Restaurant Redevelopment:** Requesting to extend the regulatory review period until 2/7/2019; Application proposing the construction of an eating and drinking establishment (Burger King) with a drive thru, located on the southwest corner of New Hampshire Ave. and Cloverly Street, 0.77 acres, Neighborhood Retail Zone, 1997 Cloverly Master Plan.

*Staff recommendation: Approval of the Extension Requests*

**B. Site Plan Amendment No. 81999004B, Safeway at Cloverly:** Requesting to extend the regulatory review period until 2/7/2019; Amendment to reduce the number of parking spaces required for Safeway and removed the condition requiring shared parking on the former bank site, located on New Hampshire Ave., 200 feet south of Cloverly Street, 3.66 acres, Neighborhood Retail Zone, 1997 Cloverly Master Plan.

*Staff recommendation: Approval of the Extension Requests*

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**\*C. Other Consent Items**

**CONTINUED**

**5. New Hampshire Ave. Restaurant Redevelopment: Preliminary Plan No. 120180260, Regulatory Review Extension Request No. 1**---Preliminary Plan No. 120180260, New Hampshire Ave. Restaurant Redevelopment: Request to extend the regulatory review period for Preliminary Plan No. 120180260 until 2/7/2019: Application to create one lot for an eating and drinking establishment (Burger King) with a drive thru, located on the southwest corner of New Hampshire Ave. and Cloverly Street, 0.77 acres, Neighborhood Retail Zone, 1997 Cloverly Master Plan.

*Staff recommendation: Approval of the Extension Request*

**6. Wildwood Manor Shopping Center**

**A. Preliminary Plan No. 11989271C**---Request to extend the regulatory review period from December 20, 2018 to January 10, 2019; conversion of office to multi-family residential dwellings (age -restricted by deed/covenant) and 11,000 sf of ground floor retail with below grade parking; 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 of the Extension Request*

**B. Site Plan No. 82008024B, Regulatory Extension Request No. 4**---Request to extend the regulatory review period from December 20, 2018 to January 10, 2019; conversion of office to multi-family residential dwellings (age -restricted by deed/covenant) and 11,000 sf of ground floor retail with below grade parking; 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 of the Extension Request*

**BOARD ACTION**

- Motion:**
- 1. CICHY/DREYFUSS**
  - 2., 5. & 6. FANI-GONZÁLEZ/CICHY**
  - 3. CICHY/FANI-GONZÁLEZ**
  - 4. CICHY/PATTERSON**

**Vote:**

**Yea: 1. through 6. 5-0**

**Action: 1. Approved staff recommendation for approval of the Site Plan Amendment cited above, subject to conditions, as stated in the attached adopted Resolution.**

**2. 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.**

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**\*C. Other Consent Items**

**CONTINUED**

**3. & 4.A. Approved staff recommendation for approval of the Site Plan Extension requests cited above.**

**4.B. & 6.B. Approved staff recommendation for approval of the Site Plan Amendment Extension requests cited above.**

**5. Approved staff recommendation for approval of the Preliminary Plan Extension request cited above.**

**6.A. Approved staff recommendation for approval of the Preliminary Plan Amendment Extension request cited above.**

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of December 6, 2018

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:       Approved Planning Board Meeting Minutes of December 6, 2018, as submitted.**



**3. Subdivision Plat No. 220180590, Endor Farms (Snowden Manor Enlarged)---RE-2 zone; One lot and one outlot; Located at the North-West corner of the intersection of New Hampshire Avenue (MD 650) and Ednor Road; Sandy Spring Ashton Master Plan.**

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: By consensus, the Board deferred this Item.**

**\*4. MARC Rail Communities Sector Plan—Worksession 9---Request Approval to Transmit a Planning Board Draft of the Marc Rail Communities Plan to the County Council**

**BOARD ACTION**

**Motion: CICHY/FANI-GONZÁLEZ**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation for approval of the Planning Board Draft of the MARC Rail Communities Sector Plan, and transmittal of the Plan to the County Council.**

Planning Department staff offered a multi-media presentation and discussed the proposed MARC Rail Communities Sector Plan, specifically the approval of the Working Draft for transmittal to the County Council as the Planning Board Draft. According to staff, the more substantive revisions in the Planning Board Draft include the re-organization of the Plan’s sections, including associated revisions to figures and tables; the removal of text with specific recommendations for the re-use of buildings on the Anderson properties other than Hoyles Mill; an update to the proposed zoning based on the Planning Board recommendations received during the November 1 worksession; and minor technical language revisions.

Ms. Miriam Schoenbaum representing the Boyds Historical Society offered brief testimony.

There followed a brief Board discussion with questions staff.

**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 One Commission Holiday Open House event held on December 14 and the Planning Department Holiday party held on December 18; the status of the Veirs Mill Corridor Master Plan and the MARC Rail Communities Sector Plan, with County Council public hearings for the Plans scheduled for January 29 and February 12, respectively; the status of ongoing work with the Commission's Budget Office to create a savings plan to address the County Executive's request to reduce the FY19 budget by 1.5 percent; the status of the General Plan Update; the 2019 Winter Speakers Series, which includes a panel discussion featuring Planning Deputy Director Tanya Stern, Mr. Valdis Lazdins, and Mr. Ricky Barker scheduled for January 16; Ms. Harriet Tregoning, former Director of the District of Columbia Office of Planning, scheduled for February 13; and Mr. Joe McAndrew, Director of Transportation Policy at the Greater Washington Partnership, scheduled for March 20; the upcoming 2019 American Planning Association (APA) National Planning Conference scheduled for April 13 through 17 in San Francisco, which this year will feature four conference presentations that were proposed by Planning Department staff; and the recent nomination of Montgomery Preservation, Inc., by the Planning Department Historic Preservation Division for an award from the Maryland Historical Trust.

There followed a brief Board discussion with questions to Ms. Wright.

**\*5. Solera Kensington**

**A. Solera Kensington, Preliminary Plan No. 120180220:** Request to create one lot for a maximum of 126,193 square feet (excluding MPDUs) of development, with up to 123,193 square feet (excluding MPDUs) of Independent Living for Seniors with a minimum of 15% MPDUs, Residential Care Facility uses, residential amenities, structured parking, and adaptive reuse of two historic structures with up to 3,000 feet of commercial uses; located at the southwest corner of the intersection of Metropolitan Avenue and St. Paul Street, Kensington; on approximately 1.93 acres of land zoned CRT-1.5 C-1.5 R-1.5 H-60; within the 2012 Kensington Sector Plan area.

*Staff Recommendation: Approval with Conditions*

**B. Solera Kensington, Site Plan No. 820180180:** Request to redevelop the property with a maximum of 126,193 square feet (excluding MPDUs), with up to 123,193 square feet (excluding MPDUs) of Independent Living for Seniors with a minimum of 15% MPDUs, Residential Care Facility uses, residential amenities, structured parking, and adaptive reuse of two historic structures with up to 3,000 feet of commercial uses; located at the southwest corner of the intersection of Metropolitan Avenue and St. Paul Street, Kensington; on approximately 1.93 acres of land zoned CRT-1.5 C-1.5 R-1.5 H-60; within the 2012 Kensington Sector Plan area.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

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

**Vote:**

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

**Nay:**

**Other:**

**Action: A. Approved staff recommendation for approval of the Preliminary Plan 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.**

Planning Department staff offered a multi-media presentation and discussed proposed Preliminary Plan and Site Plan requests to construct a mixed-use development on a 1.93-acre property located on the southwest corner of the intersection of Metropolitan Avenue and St. Paul Street, which is designated Historic in the Kensington Master Plan Historic District area. The property, zoned Commercial/Residential/Town (CRT), is currently developed with several

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**\*5. Solera Kensington**CONTINUED

single-story buildings, including two historic buildings categorized as Primary Resources, and surface parking associated with the dormant Mizell Lumber and Hardware Company and the operational Bergman's Dry-Cleaning. Staff added that the two historic structures are subject to Historic Preservation Commission (HPC) review.

With the exception of the historic buildings, the applicant proposes to demolish the existing buildings in order to redevelop the property with a maximum of 138,855 square feet of residential and non-residential uses, with up to 137,855 square feet within a residential building for senior adults to accommodate 63 independent living units, including 15 percent Moderately Priced Dwelling Units (MPDUs), 43 assisted living units, and 29 memory care units with 36 beds. Through the retention and adaptive re-use of the two existing historic buildings, the applicant also proposes up to 1,000 square feet of street activated retail, including a public coffee shop and a resident-only spa/salon that will include a fitness center and rehabilitation gym. Five percent Public Open Space will be provided in the form of a small plaza/courtyard with an outdoor seating area at the northeast corner of the property at the intersection of Metropolitan Avenue and St. Paul Street. A total of 78 structured parking spaces will be located below grade and accessed via a driveway from Metropolitan Avenue, with additional surface parking spaces proposed along Metropolitan Avenue and St. Paul Street. Bicycle parking will be accommodated by 16 below-grade long-term spaces and four short-term surface parking spaces, which will be located near the small plaza/outdoor courtyard. Staff then briefly discussed minor revisions to the Site Plan Conditions of Approval.

Staff noted that they did receive correspondence from the Town of Kensington in support of the proposed development, which also expressed opposition to the Montgomery County Department of Transportation (MCDOT) requirement for a bikeshare station to be located on the property. Staff concurs with the Town and the applicant that a bikeshare station is not appropriate at this location and recommends locating it elsewhere. However, staff does recommend that the applicant make a contribution towards the bikeshare program, to be reviewed and approved by MCDOT. Staff also received correspondence from a neighboring property owner expressing concerns regarding increased traffic from deliveries and services for the proposed facility. Staff addressed this issue, as detailed in the December 10 technical staff report.

Mr. William Kominers, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Messrs. Juan Cameron and Joe Atunovich, members of the applicant's team offered a multi-media presentation and discussed the design elements of the proposed project.

Ms. Tracy Berman, Mayor of the Town of Kensington, offered testimony.

There followed a brief Board discussion with questions to staff.

**6. CLOSED SESSION**

According to MD ANN Code, General Provisions Article, §3-305(b)(13), to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.

**The topic to be discussed is the Approval of Closed Session Minutes**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.**

**7. CLOSED SESSION**

Art Review Panel Election - Under State Government Article, MD Ann Code, §3-305(b)(1)(i), to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction. The Planning Board has the authority to elect new members to the Art Review Panel in accordance with the Art Review Panel Policies and Procedures (adopted December 7, 2017).

**The topic to be discussed is the Art Review Panel Selection**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.**

**8. — ~~CLOSED SESSION~~**

~~According to MD ANN Code, General Provisions Article, §3-305(b)(1)(i), to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction.~~

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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



**14. CLOSED SESSION**

According to MD ANN Code, General Provisions Article, §3-305(b)(7), to consult with legal counsel to obtain legal advice on a legal matter.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.**

**15. CLOSED SESSION**

According to MD Ann Code, General Provisions Article, §3-305(b)(7) & (b)(1) in order to consult with legal counsel to obtain legal advice and to discuss personnel matters with regard to an employee over whom the Commission has jurisdiction.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.**

**9. Addition to Pine Crest Elementary School MR2019005**---Request to construct a two-story classroom addition and multipurpose room expansion; located at 201 Woodmoor Drive, Silver Spring; on approximately 5.52-acres of land zoned R-60; within the 1996 Four Corners Master Plan area.

*Staff Recommendation: Transmit comments to Montgomery County Public Schools on MR2019005*

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/DREYFUSS**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

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

Planning Department staff offered a multi-media presentation and discussed a proposed Mandatory Referral request from Montgomery County Public Schools (MCPS) to construct an addition and other associated improvements at an existing school facility located on the northeast quadrant of the intersection of Woodmoor Drive and St. Lawrence Drive and zoned Residential in the Four Corners Master Plan area. The 5.52-acre site is currently developed with the 53,778-square foot Pine Crest Elementary School, a 56-space parking lot, and five relocatable classrooms that will be removed prior to the proposed improvements. Vehicular access is solely from Woodmoor Drive. Staff added that the school is paired with Montgomery Knolls Elementary School, serves grades three through five as part of the Downcounty Consortium, and currently has a program capacity of 404 students, with an enrollment of 471 students.

Staff noted that MCPS proposes to construct a two-story classroom addition on the north side of the building to accommodate four classrooms, a dual-purpose classroom, and a music room on the first floor, four classrooms on the second floor, multiple support spaces, and an expansion of the multipurpose room. The proposed addition will allow the school to accommodate 588 total students and increase the core capacity to 640. Two additional parking areas are proposed along the eastern and western portions of the site, with the proposed western parking area connected to the existing parking area by a connecting drive aisle. Staff recommended that MCPS relocate the lot to the east, thereby eliminating the need for the proposed connector and creating a seamless continuation of the existing parking lot, as well as offering a substantial area for tree planting. Staff also recommended that MCPS redesign the proposed eastern parking lot in order to create a larger parent drop-off loop, as proposed by

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**9. Addition to Pine Crest Elementary School MR2019005**CONTINUED

Montgomery County Department of Transportation (MCDOT), who recommends an extended parent drop-off loop with parking stacked in the interior, which will allow for additional parent drop-off queuing while maintaining a comparable number of parking spaces. Staff added that the four existing access points from Woodmoor Drive will remain with no new access points proposed. Pedestrian access will be improved with a proposed new path connecting Hillmoor Drive and St. Lawrence Drive, as well as a ramp leading to adjacent Pinecrest Local Park to the north. Staff did receive correspondence from a neighboring property owner expressing concerns regarding noticing, proposed tree loss on the school property, excessive parking, and additional tree planting. Staff addressed each of the concerns, as detailed in the December 12 technical staff report.

Staff then discussed additional recommendations, which include coordination between MCPS and the Montgomery Parks Department regarding pedestrian circulation to ensure consistency and compliance with Americans with Disabilities Act standards, the planting of additional native shade trees to mitigate for the loss of canopy trees, and exploring the feasibility of reducing the proposed amount of parking.

Mr. Dennis Cross of MCPS offered comments.

There followed extensive Board discussion with questions to staff and Mr. Cross, during which the Board instructed staff to include an additional comment recommending that MCPS work with Montgomery Parks Department staff to explore the feasibility of locating some staff parking on the adjacent park site in order to reduce the number of proposed parking spaces on the school site.

**10. Pooks Hill, Preliminary Plan No. 120180200---R-60 zone, 5.64 acres, Proposal to create seventeen one-family lots and 4 parcels, located at 5415 Beech Avenue at its intersection with Wild Oak Drive; 1990 Bethesda-Chevy Chase Master Plan.**

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: DREYFUSS/FANI-GONZÁLEZ**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation for approval of the Preliminary 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 request to subdivide a property for the construction of a single-family housing development. The 5.64-acre site, identified as parts of Lots 17, 23, 24, and Parcel 663, is located on the north side of Beech Avenue, confronting its intersection with Wild Oak Drive, and is zoned Residential within the Bethesda/Chevy Chase Master Plan area and the Lower Rock Creek watershed. The site is currently undeveloped and completely wooded with a total of 3.85 acres of forest, including 38 specimen trees, located within three forest stands: Stand 1 at 0.83 acres and a moderate retention designation; Stand 2 at 2.45 acres with a high priority for forest retention; and Stand 3 at 0.57 acres with a higher priority forest retention designation.

Staff noted that the applicant proposes to subdivide the site to create 17 single-family lots. Access from Beech Avenue will be provided via a new public right-of-way, identified as Street A, which will terminate in a cul-de-sac at the northern end of the property. Nelson Road, an existing unimproved public right-of-way, will also be extended from the site's western boundary to meet proposed Street A at its midpoint. Pedestrian access will be provided via five new sidewalks to be located on the lots fronting on Street A and on the south side of Nelson Road. The applicant also proposes to dedicate four parcels to the future homeowners association, with 63,893-square foot Parcel A to be placed in a Category I Forest Conservation easement, and 2,893-square foot Parcel C and 6,593-square foot Parcel D to be placed into Category II Forest Conservation Easements. The remaining parcel, 1,930-square foot Parcel B, will not be placed into an easement. Staff then briefly discussed minor revisions to Condition 2 of the Plan.

Ms. Soo Lee-Cho, attorney representing the applicant, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

11. **Nucci Property, Preliminary Plan No. 120160170---R-60 zone, 1.5 acres, Proposal to create five one-family lots, located on the north side of Ethan Allen Avenue, northwest of the intersection with Prince George’s Avenue in the City of Takoma Park; 2000 Takoma Park Master Plan.**

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: DREYFUSS/FANI-GONZÁLEZ**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation for approval of the Preliminary 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 request to subdivide a property located on the north side of Ethan Allen Drive, confronting its intersection with Prince George’s Avenue, and zoned Residential within the Takoma Park Master Plan area. The 1.5-acre property, which consists of three un-recorded parcels identified as P26, P27, and P28, is currently developed with two existing single-family residences, both located along the eastern property line. Three existing driveways offer access from Ethan Allen Avenue, with two serving the single-family dwellings and the third accessing an undeveloped area to the west.

Staff noted that the applicant proposes to subdivide the property for the creation of five lots ranging from 8,300 square feet to 16,500 square feet, two of which will accommodate the two existing single-family dwellings, and the remaining three lots to accommodate a single-family dwelling each. While the driveways that access the existing single-family dwellings will remain, the existing driveway that accesses the undeveloped area will be removed, and a new shared driveway will be provided to serve the three new lots. A large garage located at the rear of one of the existing homes is also proposed for demolition. Staff added that the applicant will dedicate an area along the property frontage on Ethan Allen Avenue as a right-of-way to accommodate the Master Plan recommended 50-foot right-of-way, and will install five-foot sidewalks along the property frontage that will extend offsite to a bus stop located along the adjacent property to the east. Staff did receive correspondence from neighboring property owners regarding compatibility and traffic impact on Ethan Allen Avenue. Staff addressed these issues, as detailed in the December 10 technical staff report.

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**11. Nucci Property, Preliminary Plan No. 120160170**

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Staff then discussed environmental issues, noting that although there is no forest onsite or immediately adjacent to the property, there is an afforestation requirement of 0.24 acres, which the applicant is proposing to meet offsite. The forest conservation plan includes a tree save plan component that has been coordinated through the City of Takoma Park. Per the requirements of the City's tree save plan, the applicant will plant approximately 48 new trees on site. Staff noted that the applicant has submitted a variance request to impact five trees, for which no mitigation is required.

Ms. Karen Carpenter of Kim Engineering, Incorporated, and a member of the applicant's team offered comments.

There followed a brief Board discussion with questions to staff.

**12. Fairchild Apartments & Germantown Center East**

**A. Fairchild Apartments: Site Plan No. 820180220:** Request for a new multi-family residential building 201,720 square feet in size with 212 multi-family dwelling units, and to retain 20,933 square feet of existing commercial restaurant uses in three one-story buildings; 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 and Germantown Transit Mixed Use Overlay Zone; 2009 Germantown Employment Area Master Plan.

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**B. Germantown Town Center East: Site Plan Amendment No. 81999001H:** Request to remove approximately 5.49 acres of land, 20,933 square feet of existing commercial density and 25,758 square feet of approved but unbuilt density, leaving 19.25 acres of land, 176,715 square feet of existing mixed commercial density and 31,500 square feet of unbuilt commercial density. Located on the northeast, southeast and southwest corners of the intersection of Century Blvd and Aircraft Dr; currently zoned CR 2.0, C-1.5 R-1.5 H-145T and CR 2.0, C-0.5 R-1.5 H-180T but reviewed under the TS zone, 2009 Germantown Employment Area Master Plan.

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

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

**Vote:**

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

**Nay:**

**Other:**

**Action: A. Approved staff recommendation for approval of the Site Plan cited above, subject to revised conditions discussed during the meeting, and adopted the attached Resolution.**

**B. Approved staff recommendation for approval of the Site Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.**

Planning Department staff offered a multi-media presentation and discussed proposed Site Plan and Site Plan Amendment requests to construct a multi-family residential building while retaining existing commercial uses, and to revise the amount of land, commercial density, and approved but unbuilt density from an approved larger site plan area. The 5.49-acre site, identified as Parcel V of the 24.74-acre Germantown Town Center East (GTTCE) Site Plan area, is located on the south side of Century Boulevard, approximately 150 feet east of its intersection with Aircraft Drive, and is zoned Commercial/Residential (CR) within the Germantown Transit Mixed Use Overlay Zone of the Germantown Employment Area Master Plan area. The site is

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**12. Fairchild Apartments & Germantown Center East**CONTINUED

currently developed with single-story pad-site restaurant uses, surface parking lots, and one cleared and graded grass pad that has yet to be developed. There currently is one direct point of access from Century Boulevard, a second shared access point on the northeastern portion of the site. Other than trees and grass in the parking lot islands, little vegetation and no identifiable environmental resources exist on the property.

The applicant proposes to remove Parcel V from the approved GTTCE Site Plan area, reducing the GTTCE project area to 19.25 acres and the commercial density by 46,691 square feet, to construct a new five-story, 201,720-square foot multi-family residential building with 212 units, including 12.5 percent Moderately Priced Dwelling Units (MPDUs), and structured parking with 95 long- and 6 short-term bicycle parking spaces. The three existing single-story buildings with 20,933 square feet of restaurant uses, and the existing vehicular access and circulation will remain, though some parking and parking drive aisles will be removed for construction of the new residential building. Sidewalks along the western side of the shared access drive will be upgraded and will connect to existing sidewalks to create a continuous pedestrian connection from Century Boulevard to Germantown Road (MD118) through the property. Approximately 23,800 square feet of open space will be provided, consisting of 4,800 square feet along Century Boulevard and 19,000 square feet along MD118, and will include seating, art, landscaping, interpretive signage, a garden, a play area, and pedestrian connections to MD118 and adjacent commercial uses. Other proposed amenities include a fitness room, a lounge, a dog cleaning area, a pool, and a deck area with seating. Staff then briefly discussed a minor revision to a data table in the Site Plan.

Mr. Peter Henry, member of the applicant's team, offered comments.

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

**13. Mandatory Referral: MR2019003 Muncaster Mill Road/ Emory Lane Shared Use Path**---The project constructs a shared use path along sections of Muncaster Mill Road and Emory Lane to provide a lower stress facility for cyclists and pedestrians. The project additionally extends connectivity to area wide bike and pedestrian networks and to MNCPPC's Rock Creek Regional Park. Speaker Chris Van Alstyne, Senior Planner, Area 3.

*Staff Recommendation: Approval to Transmit Comments*

### **BOARD ACTION**

**Motion:** CICHY/DREYFUSS

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation to transmit comments to Montgomery County Department of Transportation, as discussed during the meeting, and as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed a proposed Mandatory Referral request from the Montgomery County Department of Transportation (MCDOT) to construct a shared-use path and to reconstruct an adjacent intersection. The 0.5-linear mile project site begins approximately 0.25 miles south of the Inter-County Connector (ICC) along the east side of Emory Lane, continues through the intersection of Emory Lane and Muncaster Mill Road (MD115), terminates to the west adjacent to the Rock Creek Regional Park, and is zoned Rural Estate (RE-1) and Residential Estate (RE-2) within the Olney Master Plan area.

Staff noted that MCDOT proposes to extend the existing Emory Lane path from its current terminus at Holly Ridge Road to the proposed terminus of the future North Branch Hiker-Biker Trail access point on MD115. The proposed extension will include the construction of a 0.5-mile, 10-foot wide shared-use path with a 10-foot wide buffered green panel along the east side of Emory Lane and the west side of MD115, arterial roads with posted speed limits of 30 and 40 miles-per-hour, respectively. The proposed link will connect the existing ICC/Georgia Avenue bikeway network with the extensive Rock Creek Park network, providing a safe and low stress connection that reaches well into the District of Columbia. The proposed improvements to bike and pedestrian connectivity at the intersection of Emory Lane and MD115 include a new signal with pedestrian-activated push buttons, a high-visibility crosswalk, and a conventional controlled "T" intersection. An existing concrete median on MD115 will be removed and replaced with a new median to accommodate bike and pedestrian crossings on the south side of the intersection. The proposed project is currently at the 35 percent design phase and will be

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**13. Mandatory Referral: MR2019003 Muncaster Mill Road/ Emory Lane Shared Use Path**

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funded by MCDOT with \$200,000 in grant funding from the Maryland Department of Transportation Bikeways Program. Staff added that there are no anticipated negative impacts to public parkland or land owned by the Montgomery Parks Department.

Staff recommendations include the consideration for the extension of the proposed path along MD115 from its planned terminus to an existing path to the north that currently terminates just beyond Meadowside Lane; the minimization of environmental impacts at the reconstructed crossing of a minor stream on Emory Lane; the mitigation of all forest loss at an off-site forest mitigation bank at a 1:1 ratio; and replacement of any removed specimen trees at a ratio of one-inch diameter at breast-height (DBH) for every four inches DBH removed.

Ms. Pat Shepherd of MCDOT offered comments.

There followed extensive Board discussion with questions to staff and Ms. Shepherd, during which the Board instructed staff to include an additional comment recommending the optimization of the road striping on MD115 to allow additional width for bicyclists along the south side of the road.