



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED  
MINUTES**

Following a Welcome Back reception, the Montgomery County Planning Board met in regular session on Thursday, September 5, 2019, at 9:34 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:06 p.m.

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

Items 1 through 5 are reported on the attached agenda.

The Board recessed for lunch at 11:51 a.m. and reconvened in the auditorium at 1:20 p.m.

Items 6 through 8 are reported on the attached agenda.

Item 9 was removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 4:06 p.m. The next regular meeting of the Planning Board will be held on Thursday, September 12, 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, September 5, 2019**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:        There were no Resolutions submitted for adoption.**

**\*B. Record Plats\***

**Subdivision Plat No. 220190420, Edgemoor**

R-90 zone; 1 lot; located on the north side of Hampden Lane, 200 feet west of Fairfax Road; Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220200020, Mount Prospect Farm**

PD-2 zone; 1 lot; located on the south side of Ankonian Overlook, 600 feet west of Hanson Farm Drive; Potomac Subregion Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/PATTERSON

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

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

**\*C. Other Consent Items**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**      **There were no Other Consent Items submitted for approval.**

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of July 11, 17, 18, 24, and 25, 2019

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/CICHY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: VERMA ABSTAINED**

**Action: Approved Planning Board Meeting Minutes of July 11, 17, 18, 24, and 25, 2019, as submitted.**

**2. Roundtable Discussion**

A. Planning Director's Report

B. Presentation of the 2019 Staff Photo Contest Winners

**BOARD ACTION****Motion:****Vote:**

Yea:

Nay:

Other:

**Action: A. & B. Received briefing.**

**A. 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 promotions of staff members Jason Sartori to Functional Planning and Policy Division Chief and Elza Hisel-McCoy to Area 1 Division Chief; the status of the Forest Glen/ Montgomery Hills Sector Plan, which has been submitted to the County Council, with a County Council Public Hearing pending; the status of the Germantown Plan for the Town Sector Zone, with the first Planning Board worksession scheduled for September 26; the status of the Shady Grove Master Plan Amendment, with a Planning Board briefing scheduled for September 26, and a Working Draft and a Planning Board Public Hearing scheduled tentatively for the fall; the status of the Aspen Hill Vision Zero Study, which is scheduled for completion in the fall; the status of the Agritourism Study, which staff hopes to complete by the end of the year, with the next Agritourism Advisory Committee meeting scheduled for September 16; the status of the Ashton Minor Master Plan Amendment; the status of the Pedestrian Master Plan, with the Scope of Work being presented to the Board today; the status of the Thrive Montgomery 2050 Update to the General Plan, with the Energize phase of public outreach work nearly completed, and staff just starting the Educate phase of public outreach work; the status of the Subdivision Staging Policy update, with a Planning Board briefing scheduled for today, a meeting with Montgomery County Chamber of Commerce members scheduled for September 10, and a workshop scheduled for October 7; the status of the Preservation of Affordable Housing Study; the upcoming National Capital Area Chapter of the American Planning Association Conference scheduled for September 13 at the Silver Spring Civic Building; an upcoming workshop on affordable housing policy in Vienna, Austria, scheduled for September 13; the upcoming Urban Land Institute (ULI) Conference scheduled for September 21 in Washington, DC; the status of

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**2. Roundtable Discussion**

CONTINUED

the Fall 2019 Semi-Annual Report, which is scheduled to be presented to the County Council on October 15; and upcoming placemaking events in the Long Branch area scheduled for the end of the month, and in Burtonsville for October 5 and 6.

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

**B. 2019 Winners of the Parks and Planning Staff Photo Contest:** Ms. Wright then offered a multi-media presentation and announced the winners of the 2019 Staff Photo Contest. The contest theme this year was "People Moving." This year's winners, in no particular order, are Ching-Fang Chen, Marilyn Stone, and Wen Huang of the Parks Department; and Chris Van Alstyne and Patrick Reed of the Planning Department.

There followed a brief Board discussion.

**3. New Agricultural Lease for Mr. Robert Jamison** --- Mr. Robert Jamison leases from the Commission approximately 206 acres of agricultural land within the Woodstock Equestrian Park in the vicinity of Hunter Road and Maryland Route 28 in Dickerson, Maryland. The initial lease term began on April 1, 2001 and expired on March 31, 2013 after five (5) extension terms. Mr. Jamison continues to crop the land on a month-to-month basis under the expired lease. He is now requesting a new 5-year lease agreement starting on April 1, 2019, with three renewal terms of five years each. Maryland Code, Annotated Land Use Article §17-204(a)(2)(i), requires that Montgomery County Parks Department obtains Montgomery County Council’s approval for any lease allowing the use of County parks property for a period greater than 20 years. As Mr. Jamison has already been a Lessee on parkland for 18 years, a new lease with a 5-year term would result in a 23-year occupancy on parkland, thereby requiring County Council’s approval.

*Staff Recommendation: Approve New Lease Agreement for Mr. Robert Jamison*

**BOARD ACTION**

**Motion:** CICHY/PATTERSON

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation for approval of a new lease agreement to allow continued agricultural use on Parks Department property.

Parks Department staff briefed the Board and discussed a proposed Agricultural Cropping Lease request to allow continued agricultural use of Parks Department property. The 206-acre property is located within the Woodstock Equestrian Special Park near the intersection of Hunter Road and Darnestown Road (MD28) in Dickerson, Maryland. According to staff, an Agricultural Cropping Lease has authorized the tenant, Mr. Robert Jamison, to crop the property since 2001. That lease expired in 2013 after five extensions. Since that time, the tenant has been cropping the land under the terms of the prior lease on a year-to-year basis.

Staff noted that the tenant and the Parks Department are requesting to enter into a new Agricultural Cropping Lease for an initial term of five years, starting retroactively on April 1 and expiring on March 31, 2024, with three five-year renewal terms. The term of the proposed new lease will extend the tenant’s use beyond a 20-year period, requiring staff to obtain County Council authorization. Staff added that because the Parks Department has no immediate need to use the land, continued cropping by the tenant will not only save the expense of managing the property, but will also generate revenue and support farming in the County, a priority for the Agricultural Reserve.

Mr. Robert Jamison, the tenant, offered comments.

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



**4. Clarification of the Cost Estimate for the Park Facility Plan: Silver Spring Intermediate Neighborhood Park**---Follow up to the Facility Plan presentation on July 18 for the renovation of a 3.6-acre park, located at 7801 Chicago Avenue, Takoma Park Master Plan area.

*Staff Recommendation: Approve Facility Plan and Cost Estimate*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/CICHY

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation for approval of the Park Facility Plan cited above and the proposed cost estimate, as submitted.

Parks Department staff briefed the Planning Board and discussed proposed renovations for the Silver Spring Intermediate Neighborhood Park, continuing the discussion begun at the July 18 Planning Board meeting. During that meeting, the Board noted that the cost estimate offered in the staff presentation was \$40,000 more than the estimate included in the staff report, and that staff report attachments 7 and 8 were not sufficiently labeled. At that time, the Board deferred action on the proposed facility plan, requesting that staff address the cost estimate discrepancies and labeling issues and return with a revised staff report. Staff noted that the requested edits have been made and are included in the staff report being discussed today.

There followed a brief Board discussion with questions to staff.

**5. MNCPPC FY21-26 CIP Worksession 1---Worksession for the M-NCPPC Capital Improvements Program for FY21-26**

*Staff Recommendation: Conditional Approval of Projects for Inclusion in the Parks' FY21-26 CIP and General Guidance Regarding CIP Development*

**BOARD ACTION**

**Motion:** CICHY/FANI-GONZÁLEZ

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Received briefing and approved staff recommendation to increase the Spending Affordability Guidelines for Park and Planning Bonds, and to approve Park and Planning Bond funded projects for inclusion in the Parks Department FY21-26 Capital Improvements Program.

Parks Department staff offered a multi-media presentation and discussed racial equity in parks. According to staff, County demographics have shifted dramatically since 1990 with an increase in the percentage of foreign-born population and an increase in the number of areas that have no single racial or ethnic group as a majority. However, 2011 through 2015 census data compiled by the Urban Institute for Montgomery County shows racial inequity remains an issue in the County.

Staff then discussed the Parks Department's role in combating racial inequity, noting that living close to quality parks, recreational opportunities, and green space has been shown to lead to increased physical activity and positive health impacts, strengthen emotional bonds to nearby communities, encourage community engagement, increase economic opportunity, and lower crime rates. To help assess racial and economic equity regarding parks, staff utilizes the Equity Tool Basemap, which is currently still in the development phase, needs to be used with supplemental analysis outside of the tool, and offers only a granular view of the area. Also, the Basemap currently does not measure equity amenities, programming, public transportation, park condition, and local versus County-wide use. Despite these limitations, the Basemap has given clearer insights than previously used methods and will allow staff to address equity beyond the current Capital Improvements Program (CIP). Potential future additions to the Basemap analysis factors include age, asthma, low birthweight, education level, level of the mastery of English language skills, poverty, homelessness, unemployment, crime data, and distances from parks.

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**5. MNCPPC FY21-26 CIP Worksession 1**CONTINUED

There followed extensive Board discussion with questions to staff, during which the Board recommended that staff explore the feasibility of retail uses such as cafés or ice cream parlors in parks, and the addition of free and reduced-price school meals to the Basemap equity factors. The Board also recommended that staff look at how other jurisdictions address equity in parks.

Staff then offered another multi-media presentation and discussed the FY21-26 proposed CIP, specifically local park projects that are primarily funded by Park and Planning bonds, and the recommendation to increase the Spending Affordability Guidelines (SAG) for Park and Planning Bonds by up to \$1,500,000. The initial staff request of \$277,500,000 results in a CIP increase of \$41,700,000, or 17.7 percent, over the current CIP. According to staff, this presents affordability challenges, which can potentially be addressed by delaying and phasing local parks projects, maintaining prior funding levels, offsetting bond funding with Maryland Program Open Space (POS) funding, and increasing the SAG. However, in order to incorporate some increases necessary to address project backlogs and aging infrastructure, staff recommends that the Planning Board consider focusing on increasing the SAG for Park and Planning Bonds.

Staff noted that at the July 25 Strategy Session, the SAG level for Park and Planning Bonds, which is set by the County Council, was reported at between \$6,500,000 and \$6,700,000 per year, with staff in discussions with the Commission Finance Department staff to determine the level of flexibility needed to raise the SAG to meet funding needs. Since that meeting, staff analysis has shown that even without raising the SAG, debt service levels associated with currently approved Park and Planning Bonds, which is paid from the Operating Budget, will increase. Further analysis revealed that increasing the SAG to \$7,250,000 per year will increase debt service by approximately \$53,000, with an \$8,000,000 per year SAG increase resulting in an annual debt service increase of approximately \$120,000.

Staff then discussed POS funding, noting that it is primarily used for local park projects to supplement limited Park and Planning Bond capacity. During Strategy Session 2, staff recommended maintaining POS programming at about \$8,000,000 per year, with a limit of \$8,500,000 in any year. Although current State projections for the next several years point to Montgomery County receiving a potential range between \$8,200,00 to \$9,600,000 per year, the recommendation of \$8,000,000 minimizes risk. Staff recommends against programming more than \$8,500,000 per year. If additional POS funding becomes available, staff recommend that the Board amend the CIP to fund additional projects as per the Board's priorities.

Staff then discussed their recommendations, which includes a scenario for local parks that involves raising the SAG to \$8,000,000 per year, and assuming an annual average of approximately \$7,900,000 in POS programming, reducing the overall staff request of \$277,500,000 by \$8,930,000, resulting in a total request of \$268,604,000. Also, under this scenario, Local Park projects recommended for decrease include the POS funded portion of acquisition of local parks, and Legacy Open Space (LOS) funded projects.

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**5. MNCPPC FY21-26 CIP Worksession 1**

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The next steps for the FY21-26 CIP include a worksession that will focus on non-local park projects primarily funded with County General Obligation (GO) bonds and other non-bond related funding scheduled for September 12, an adoption session scheduled for October 3, transmittal to the County Executive and Council scheduled for November 1, County Executive recommendations by January 15, 2020, County Council public hearings scheduled for February, County Council worksessions scheduled for February and March, and County Council adoption scheduled for May.

There followed extensive Board discussion with questions to staff, during which Commissioner Patterson instructed staff to request that Finance Department staff re-evaluate the relationship between raising the SAG level and the resulting increase to debt service using a negative bond rate.

**6. Pedestrian Master Plan Scope of Work**

*Staff Recommendation: Approval of the Pedestrian Master Plan Scope of Work*

**BOARD ACTION**

**Motion:** CICHY/FANI-GONZÁLEZ

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation for approval of the Pedestrian Master Plan Scope of Work, as discussed during the meeting, and provided comments and guidance to staff.

Planning Department staff offered a multi-media presentation and discussed a proposed Pedestrian Master Plan Scope of Work and requested the Planning Board approval. Staff noted that the purpose of this Plan is to enhance the pedestrian experience in Montgomery County by emphasizing that walking should be the preferred means of travel for all trips within a short distance, and that accessibility for persons with disabilities must be a priority as well. The Plan will strengthen the existing culture of walking and expand it in the years ahead by prioritizing pedestrian infrastructure and recommending updates to County policies, operational practices, and design standards. Staff also noted that the Pedestrian Master Plan is a two-year effort that will include an extensive outreach program, including public meetings, a community advisory group, electronic newsletters and other community events.

Staff then discussed the proposed Plan Scope of Work, including the Plan's context, purpose, the issues to be addressed, community outreach efforts, and the project timeline. While the County has made great progress improving the pedestrian environment in recent years, conditions remain poor in many places. The Plan is an opportunity to make walking safer, more comfortable, more convenient and more equitable by developing policy and program recommendations, prioritizing infrastructure improvements and insisting on pedestrian-forward design in all communities. While Montgomery County has never adopted a Pedestrian Master Plan, the County has approved numerous master plans that describe the quality of the existing pedestrian realm and recommend future improvements, including street cross-sections, sidewalk materials and lighting. Urban design guidelines have also been developed for several master plans and these documents guide the build-out and character of the pedestrian network within the Plan boundaries and focus on the network as part of urban design and placemaking strategies. At a countywide level, several plans and planning efforts particularly affect pedestrians. The Countywide Park Trails Master Plan, originally adopted in 1998 and last amended in 2016,

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**6. Pedestrian Master Plan Scope of Work**CONTINUED

identifies a vision for future natural and hard surface park trails. It acknowledges that many trails are used for both recreation and transportation. The 2018 Bicycle Master Plan is primarily focused on two-wheel travel, but recommendations for separated bike lanes in urban areas, side paths in suburban and rural areas, and neighborhood greenways on residential streets provide opportunities for enhanced and/or dedicated space for pedestrians countywide.

Staff then added that in 2016, Montgomery County approved a resolution adopting a Vision Zero approach to road safety. It published a Vision Zero Two-Year Action Plan in 2017 as the first step to eliminating traffic fatalities and serious injuries by 2030. Among other action items, the Plan recommends the development of a Pedestrian Master Plan “to address the unique issues faced by pedestrians and people with disabilities.” Currently, the Planning Department is working with the Montgomery County Department of Transportation (MCDOT) on a Complete Streets Design Guide. The guide will present MCDOT’s standard street cross-sections and typologies with more context-sensitive guidance. It aims to improve the pedestrian experience countywide by identifying preferred sidewalk and street buffer widths, right-sizing travel lane widths, block lengths, protected crossing spacing, and other street dimensions.

Following Planning Board approval of the Scope of Work, staff is proposing the following timeline: 1) identify best practices for pedestrian master plans – May through October 2019; 2) prepare a detailed report on existing conditions, perceptions and best practices – September 2019 through January 2020; 3) prioritization of pedestrian infrastructure – October 2019 through October 2020; 4) develop a progressive pedestrian design toolkit – January through October 2020; 5) develop pedestrian-supportive policies – January through October 2020; 6) Develop pedestrian-supportive programming – January through October 2020; 7) Planning Board review and transmittal of the Pedestrian Master Plan to the County Council – November through May 2020; and 8) County Council’s review and approval of the Plan – June 2021 through January 2022.

There followed a brief Board discussion with questions to staff.

7. **Subdivision Staging Policy Initial Briefing**---Overview of the Subdivision Staging Policy (SSP) and the 2020 update effort.

*Staff Recommendation: Receive Briefing*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received Briefing on the proposed 2020 Update of the Subdivision Staging Policy followed by Board discussion.**

Planning Department staff offered a multi-media presentation and briefed the Planning Board on the proposed 2020 update of the Subdivision Staging Policy (SSP). Staff noted that the County Council is required to adopt the 2020-2024 Subdivision Staging Policy (SSP) by November 15, 2020. In support of this effort, Planning Department staff has begun to review and update the SSP with a focus on incorporating innovative ideas to evaluate and ensure the adequacy of school and transportation infrastructure that is better aligned with other County policies and priorities and the County's current growth context. The SSP is a set of policy tools that guide the timely delivery of public facilities, i.e., schools, transportation, water, sewer, and other infrastructure, to serve existing and future development. These policy tools are the guidelines for the administration of the County's Adequate Public Facility Ordinance (APFO).

The SSP primarily addresses the adequacy of public facilities as it relates to the regulatory process. In fact, the APFO is part of Montgomery County's Subdivision Regulations, Section 50-35 (k) of the County Code. The introductory sentence of the APFO states, "A preliminary plan of subdivision must not be approved unless the Planning Board determines that public facilities will be adequate to support and service the area of the proposed subdivision." Prior to 2010, the SSP was known as the County's "Growth Policy." It was initially reviewed and updated annually, and then on a biennial basis. The policy is now reviewed and updated quadrennially, and the County Council is required to do so again, by resolution, by November 15, 2020. While the rules contained within the SSP are updated every four years, certain aspects of the policy have shorter lifecycles. For instance, school adequacy is tested on an annual basis and student generation rates, which are used to estimate the enrollment impacts of development applications, are updated every two years. The 2016-2020 SSP was adopted by County Council resolution on November 15, 2016 and has been amended twice by Council Resolution 18-1087 on April 17, 2018, and Resolution 19-147 on June 25, 2019.

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**7. Subdivision Staging Policy Initial Briefing**CONTINUED

Staff added that the SSP update will include a strategic communications plan with audience focus tools and tactic to engage as many community members as possible. There will be several opportunities for stakeholders to provide comments. The first SSP community workshop is scheduled for October 7 at 7:00 p.m. at the Silver Spring Civic Building. Staff noted that there is an online comment form on the SSP website (<https://montgomeryplanning.org/ssp>). Staff will organize additional engagement events and forums with stakeholders and notice of online surveys will be mailed out to stakeholders and partner organizations. The Planning Board Public Hearing is scheduled for June 2020, and the County Council Public Hearing for September 2020.

There followed a brief Board discussion with questions to staff



**\*8. 8015 Old Georgetown Road, Sketch Plan No. 320190100---CR 2.5 C 0.75 R 1.75 H 120 zone, and the Bethesda Overlay Zone, 2.52 acres, Request for up to 320,000 square feet of new multi-family residential development; located in the north quadrant of the intersection of Old Georgetown Road and Glenbrook Road; Bethesda Downtown Sector Plan.**

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/CICHY**

**Vote:**

**Yea: 5-0**

**Other:**

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

In keeping with the August 26 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Sketch Plan request for up to 320,000 square feet of multi-family residential development, and noted that the maximum density includes an allocation of up to 128,036 square feet of density from the Bethesda Overlay Zone (BOZ) density. The 2.52-acre property is located on the north quadrant of the intersection of Old Georgetown Road and Glenbrook Road in the Bethesda Downtown Sector Plan area. The site is currently developed with a church, Christ Evangelical Lutheran Church of Bethesda-Chevy Chase, a parking lot and a detached single-family house. Staff noted that the site was previously approved for development under the PD-44 zone prior to the adoption of the 2017 *Bethesda Downtown Sector Plan*, which allowed expansion of the existing church and a new building of up to 107 multi-family units. Pursuant to Section 59.7.7.1.B.5.a.i, the property is no longer subject to the previously approved Development Plan (G-864) as a Sectional Map Amendment was approved implementing the 2017 *Bethesda Downtown Sector Plan*. The applicant submitted a letter of withdrawal for the Development Plan as a condition of approval. The expansion of the existing church is no longer part of the application, which will redevelop the existing site with a new 90-foot-tall multi-family building with up to 310 units and 15 percent Moderately Priced Dwelling Units (MPDUs).

Staff also noted that the project includes a proposed allocation of the BOZ density of up to 128,036 square feet and a Park Impact Payment (PIP), which will be determined at Site Plan review. The proposed public benefits include minimum parking, structured parking, a through block connection, enhanced accessibility for the disabled, architectural elevations, exceptional design, and measures to protect and enhance the natural environment. Staff added that the applicant must install the Bethesda Streetscape Standard along the site frontage, including the undergrounding of utilities, and prior to the release of any building permit, the applicant must provide proof of purchase and/or payment for the required Building Lot Terminations (BLTs).

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**\*8. 8015 Old Georgetown Road, Sketch Plan No. 320190100**CONTINUED

Staff added that vehicular access to the project will be provided from Old Georgetown Road (MD 187) and Glenbrook Road. No vehicular access will be permitted from Rugby Avenue except for emergency vehicles. Pedestrian and bicycle access will be maintained along the Property's frontage sidewalks and adjacent public roadways. Additional pedestrian access will be provided through the site from Rugby Avenue to Glenbrook Road, via a new public through-block connection, as recommended in the Sector Plan. Parking will be contained within a new structured garage as part of the building. Staff has reviewed the recommendations of the Montgomery County Department of Transportation (MCDOT) stated in its letter dated July 25, 2019 and has incorporated them as conditions of approval of the Sketch Plan. The applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT, provided that the amendments do not conflict with other conditions of approval.

Staff also noted that it has received correspondence from concerned residents which focused on the proposed development density and gross tract area.

The following speakers offered testimony: Ms. Amy Presley of Sugar View Drive, former Planning Board Commissioner; Mr. David Brown of East Jefferson Street, attorney representing Mr. Estreicher; Mr. Herb Estreicher of Glenbrook Road, Ms. Patsy Wolfe of Glenbrook Road; Ms. Amy Gleklen of Rugby Avenue; and Ms. Jeanne Van Dersal of Rugby Avenue.

Ms. Erin Girard, attorney representing the applicant, introduced Mr. Graham Brock of JLB Realty LLC., discussed the proposed request, and concurred with the staff recommendation.

At the Chair's request, Legal Counsel to the Planning Board clarified that this request is independent from the previous application that was submitted for the same site under the PD-44 zone.

There followed extensive Board discussion with questions to staff and Ms. Girard.

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~~\*9. Poplar Grove: Preliminary Plan No. 120190040 and Poplar Grove Phase I: Site Plan No. 820190060 ---- REMOVED~~

~~A. Poplar Grove, Preliminary Plan No. 120190040: Application to create 176 lots and 45 parcels to allow for up to 1,206,000 sq. ft. of mixed use development including 176 townhouse attached dwellings, and 365 multi-family dwellings (including a minimum of 12.5% MPDUs), and up to 520,000 sq. ft. of commercial uses, located on the east side of Century Boulevard between Father Hurley Boulevard and the future Dorsey Mill Road; approximately 19.4 net acres of land; CR 2.0, C 1.75, R 1.0, H 145T and Germantown Transit Mixed Use Overlay Zone; 2009 Germantown Employment Area Sector Plan.  
*Staff Recommendation: Approval with Conditions*~~

~~B. Poplar Grove Phase I, Site Plan No. 820190060: Application to construct up to 176 townhouse attached dwellings, including 22 MPDUs (12.5%), totaling 460,000 square feet for a total FAR of 0.39, and the construction of all public roads in Poplar Grove; located on the east side of Century Boulevard between Father Hurley Boulevard and the future Dorsey Mill Road; approximately 11 acres of land; CR 2.0, C 1.75, R 1.0, H 145T and Germantown Transit Mixed Use Overlay Zone; 2009 Germantown Employment Area Sector Plan.  
*Staff Recommendation: Approval with Conditions*~~

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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