



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

**APPROVED
MINUTES**

The Montgomery County Planning Board met in regular session via Microsoft Teams video conference on Thursday, September 10, 2020, at 9:03 a.m., and adjourned at 3:10 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.

Items 1C1 and 1C4 were removed from the Planning Board agenda.

The Planning Board recessed for lunch at 12:16 p.m. and reconvened via video conference at 1:00 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 3:10 p.m. The next regular meeting of the Planning Board will be held on Thursday, September 17, 2020, via video conference.

M. Clara Moise

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Sr. Technical Writer/Editor

James J. Parsons

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Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, September 10, 2020
2425 Reddie Drive
Wheaton, MD 20902
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Westfield Montgomery Preliminary Plan 12005018C - MCPB No. 20-072
2. Westfield Montgomery Site Plan 82005003E – MCPB No. 20-073
3. Village at Cabin Branch Site Plan 820200150 – MCPB No. 20-076

BOARD ACTION

Motion: FANI-GONZÁLEZ/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220190140, Glen Estates

RE-2 zone; 1 lot; located on the west side of Glen Mill Road, 120 feet north of Glen Road; Potomac Sub-Region 2002 Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220200360, Jones Bridge Estates

R-90 zone; 1 lot; located on the south side of Jones Bridge Road, 350 feet west of Platt Ridge Drive; Chevy Chase Lake Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220200520, Glenbrook Village

R-60 zone; 1 lot; located on the south side of North Chelsea Lane, 710 feet west of Maryland Avenue; Bethesda - Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220200720, West Chevy Chase Heights

R-60 zone; 1 lot; located on the north side of West Virginia Avenue, 150 feet east of Kentucky Avenue; Bethesda - Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220210020, Kenwood, Section 5

R-90 zone; 1 lot; located on the southwest side of Highland Drive, 670 feet northeast of Brookside Drive; Bethesda - Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/VERMA

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. Urby/Studio Plaza, Preliminary Plan No. 12013002A, Site Plan Amendment 82013001B, Site Plan 820200170, Extension Request No. 1**~~ CR 3.0, C 2.0, R 2.75, H 110T, and CBD 1. zone, 1.46 acres, Request to extend review period from September 10, 2020 to October 08, 2020; located at 905 Silver Spring Avenue, bounded by Thayer Avenue, Fenton Street, Silver Spring Avenue and Mayor Lane; 2000 Silver Spring Central Business District Sector Plan. **REMOVED**
Staff Recommendation: Approval of Extension

2. Vigers Addition, Administrative Subdivision Plan 620200070, Extension Request 1---R-60, 1.48 acres Request to extend the review period from September 24, 2020 to January 7, 2021; located on Ethan Allen Avenue approximately 600 feet west of Prince Georges Avenue; Takoma Park Master Plan.
Staff Recommendation: Approval

3. Rock Spring Centre

A. Preliminary Plan Amendment No. 11998092C, Regulatory Extension Request #3---Request to extend the regulatory review period until April 29, 2021; for up to 1,049,900 square feet of non-residential and up to 1,250 dwelling units; located at the northwest corner of the intersection of Old Georgetown Road and Rock Spring Drive, Bethesda; on approximately 53.4 acres of land zoned CR-1.5, C-0.75, R-1.0, H-275 and CR-1.5, C-0.75, R-0.75, H-275 zone (but reviewed under the standards of the MXPDP Zone in the Zoning Ordinance in effect prior to October 30, 2014); within the 2018 Rock Spring Master Plan area.
Staff Recommendation: Approval of the Extension Request

B. Site Plan Amendment Nos. 82003036C, 82004017C, 82009003A, Regulatory Extension Request #1---Request to extend the regulatory review period until April 29, 2021; for up to 1,049,900 square feet of non-residential and up to 1,250 dwelling units; located at the northwest corner of the intersection of Old Georgetown Road and Rock Spring Drive, Bethesda; on approximately 53.4 acres of land zoned CR-1.5, C-0.75, R-1.0, H-275 and CR-1.5, C-0.75, R-0.75, H-275 zone (but reviewed under the standards of the MXPDP Zone in the Zoning Ordinance in effect prior to October 30, 2014); within the 2018 Rock Spring Master Plan area.
Staff Recommendation: Approval of the Extension Request

4. Shady Grove Station ~~REMOVED~~

~~**A. Preliminary Plan Amendment No. 12012008F**~~ 0 Request to convert previously approved but unbuilt retail to add 7,268 square feet of office use into Multi-Family Building D; 90.34 acres of land in the CRT 1.0, C 0.25, R 0.75, H 90T (TDR 0.89 Overlay) Zone and CRT 0.75, C 0.25, R 0.5, H 60T (TDR Overlay 0.6); located on the south side of the intersection of Shady Grove Road and Crabbs Branch Way; within the 2006 Shady Grove Sector Plan area.
Staff Recommendation: Approval with Conditions

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***C. Other Consent Items**CONTINUED

~~**B. Site Plan Amendment No. 82013022G**—Request to add 7,268 square feet of office use into Multi-Family Building D; shift dwelling units between multi-family buildings and revise the unit mix; add additional parking spaces; and make corresponding changes to architectural elevations and courtyard design, with minor modifications to building footprints, streetscape, and utilities; 90.34 acres of land in the CRT-1.0, C-0.25, R-0.75, H-90T (TDR 0.89 Overlay) Zone and CRT-0.75, C-0.25, R-0.5, H-60T (TDR Overlay 0.6); located on the south side of the intersection of Shady Grove Road and Crabbs Branch Way; within the 2006 Shady Grove Sector Plan area.
Staff Recommendation: Approval with Conditions~~

5. PSTA Site: Extension Request for Preliminary Plan No. 120200100---Second request to extend the regulatory review period for two additional months, from September 6, 2020 through November 6, 2020. The Application will subdivide Montgomery County's former Public Safety Training Academy site that was vacated in 2016, for the creation of 288 buildable lots and approximately 25 parcels for the future construction of 645 residential units, public open space, HOA parcels, and roads; Located within the Life Sciences Center West District of the 2010 Great Seneca Science Corridor Master Plan; Located east of Darnestown Road, west of Great Seneca Highway (MD 119) and south of Key West Highway (MD 28); 44.8-acres of land in the CR-1.0, C-0.5, R-1.0, H-150 Zone. This Preliminary Plan is associated with a separate Mandatory Referral application for dispossession of County-owned land.
Staff Recommendation: Approval of the Extension Request

6. Adoption of the Corrected Resolution for Fieldcrest Community Solar Farm, Site Plan 820200110, MCPB No. 20-057

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***C. Other Consent Items**

CONTINUED

7. Resolution of Adoption of MCPB No. 20-094: Appointment of Gerald Cichy as a member on the Employees' Retirement System (ERS) Board of the Maryland-National Capital Park and Planning Commission.

BOARD ACTION

Motion: 2. & 3. FANI-GONZÁLEZ/VERMA
 5. VERMA/PATTERSON
 6. VERMA/CICHY
 7. FANI-GONZÁLEZ/PATTERSON

Vote:
 Yea: 2., 3., & 5. through 7. 5-0

Nay:

Other:

Action: 1. & 4. These Items were removed from the Planning Board agenda.
 2. Approved staff recommendation for approval of the Administrative
Subdivision Plan Extension request cited above.
 3A. Approved staff recommendation for approval of the Preliminary Plan
Amendment Extension request cited above.
 3B. Approved staff recommendation for approval of the Site Plan
Amendment Extension request cited above.
 5. Approved staff recommendation for approval of the Preliminary Plan
Extension request cited above.
 6. Adopted the corrected Resolution cited above, as submitted.
 7. Approved staff recommendation to appoint Commissioner Gerald Cichy
as a member of the Employees' Retirement System (ERS) Board of the Maryland-National
Capital Park and Planning Commission.

***D. Approval of Minutes**

Planning Board Meeting Minutes of July 21 and July 23, 2020

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of July 21 and July 23, 2020, as submitted.

2. Roundtable Discussion

- Parks Department Director's Report

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

Parks Department Director's Report – Parks Department Director Mike Riley offered a multi-media presentation and briefed the Board on the following ongoing and upcoming Parks Department events and activities: the status of Phase 2 of the Reopening Montgomery program, with athletic fields open for low- and medium-risk sports in gatherings of no more than 50 people, the extension of hours for the Open Parkways Program, with no vehicular traffic permitted from 7:00 a.m. Saturdays through 6:00 p.m. Sundays on Little Falls Parkway and from 9 a.m. Fridays through 6 p.m. Sundays on Sligo Creek Parkway and Beach Drive, and park activities buildings to remain closed; the ongoing MoCo Eats Picnic in the Park initiative to support local restaurants, which is currently taking place at Jesup Blair Local Park, Acorn Urban Park, Germantown Town Center Urban Park, Norwood Local Park, Olney Manor Recreational Park, Takoma Urban Park, Wall Local Park, Wheaton Local Park, and Wheaton Regional Park, and may expand to other locations in the fall; the status of a new Parks Department directive that would ease alcohol restrictions in parks participating in the “Picnic in the Park” initiative, which is scheduled to be presented to the Planning Board on September 17; the status of the Virtual Summer Camps program, which included a camp activity kit created by staff, a Sunday evening pre-camp session to set expectations for camp and solve technical issues, a daily hour-long live session with staff via TEAMS video conference, afternoon office hours, and independent activities for campers at home; the ongoing HarvestShare partnership, which pairs the Rocking Horse, Briggs Chaney, and the South Germantown Community Gardens with County food assistance providers So What Else in Rockville, the Rainbow Community Development Center in Fairland, and the Black Rock Upcountry Consolidation Hub, respectively, to recover and donate fresh produce to those in need; the recently completed construction of a new floating launch for non-motorized boats at Seneca Landing Special Park, which will improve accessibility and safety for kayakers, canoeists, and paddle boarders; the status of the COVID-19 Rent Forbearance Program, which has provided rent abatement with no expectation for repayment for 17 lessees of Parks Department properties; the status of the ongoing work on the Historic House and the Visitor Center at the Josiah Henson Museum and Park, with both

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2. Roundtable Discussion

CONTINUED

facilities expected to be operational in December; the status of the Bike Rack Project, for which all 79 bicycle racks in the parks system have been mapped in the Enterprise Asset Management System and the Geographic Information System to assist with a forthcoming gap analysis; the upcoming Maryland Recreation and Parks Association (MRPA) Ride for Social Justice and Racial Equity scheduled for September 12; and the recent ribbon-cutting ceremony for the new Wheaton Headquarters Building, held on September 3.

There followed a brief Board discussion with questions to Mr. Riley.

3. FY22 Operating Budget Overview

Staff Recommendation: Briefing

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing on the FY22 Budget guidelines from the Commission Budget Manager John Kroll in preparation for the FY22 Budget and the six-year Outlook.

**4. Shady Grove Sector Plan Minor Master Plan Amendment Worksession No. 4:
Mobility Analysis**

Staff Recommendation: Discussion and Provide guidance to Staff

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

Planning Department staff offered a multi-media presentation and discussed mobility issues for the Shady Grove Sector Plan Minor Master Plan Amendment, specifically comments received from the public, stakeholders, and the Planning Board during previous worksessions; suggested changes for the Planning Board's consideration; and key Plan area transportation comments and recommendations regarding the Vision Zero initiative implementation and transportation Capital Improvements. Staff offered background information, noting that previous worksessions had focused on recommendations for the Metro West, Metro South, Old Derwood, and Metro North neighborhoods; the proposed historic designation for the Derwood Store and Post Office; and recommendations for the Grove, Shady Grove Plaza, and Crabs Branch Way Office Park Properties.

Staff then discussed Vision Zero recommendations, which include requiring a minimum of six feet of separation between the roadway and pedestrian/bicycle facilities; Americans with Disabilities Act (ADA) compliant crossings with curb ramps oriented in the direction of crossing; a 25-foot curb radii limit; a pedestrian delay at crosswalks along MD355; a vegetated median along Crabbs Branch Way within a segment identified in the High-Injury Network (HIN); removal of the controlled crossing facility at Miller Fall Road and the entrance to Shady Grove Middle School; new sidewalks along existing gaps on Redland Road, the Mid-County Highway, and Shady Grove Road; and the consolidation of commercial entrances along MD355.

Staff also discussed proposed transportation Capital Improvements, which include a Bus Rapid Transitway (BRT) along MD355; Phase I of the Corridor Cities Transitway; a Montgomery College Infill Metrorail Station; a Single-Point Urban Interchange (SPUIP) at Gude Drive and MD355; a partial interchange at Crabbs Branch Way and the Metrorail station; and MARC rail improvements, which staff noted requires a minimum of 13 additional feet of mainline track per direction or the purchase of the Brunswick Line prior to construction of the Shady Grove Infill MARC Station. Staff added that while the MARC Rail Communities Plan recommends 25 feet of additional right-of-way (ROW), it is not a regulatory requirement. To

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**4. Shady Grove Sector Plan Minor Master Plan Amendment Worksession No. 4:
Mobility Analysis**CONTINUED

address this, staff recommends including additional language in the Plan stating that if the Maryland Transit Administration (MTA) develops an implementation plan for additional mainline track along the Brunswick line, properties adjacent to the northern side of the MARC Rail line within the Plan area should dedicate width called for by MTA's Plan. Following a brief discussion, the Planning Board agreed with staff's recommendation. For the proposed Gude Drive/MD355 SPUIP interchange, which the Planning Board instructed staff to remove from the Plan recommendations, staff recommended amending the existing County Growth Policy (CGP) congestion standard for this intersection to be no less than 100 seconds of delay per vehicle to have a more consistent transportation policy approach for the MD355 Corridor. Following a brief discussion, the Planning Board agreed with staff's recommendation.

Staff then discussed revisions to address comments made by the Planning Board during previous worksessions. To address safety concerns at the Shady Grove Road/Crabbs Branch Way intersection, staff recommends limiting permissive lefts and the use of Leading Pedestrian Intervals at crossings. For the Shady Grove Road/Md355 intersection, staff recommends the removal of all channelized free right turns within the intersection, replacing them with full stop turns, and restrict any future widening of the intersection. To achieve Non-Auto Driver Mode Share (NADMS) goals, staff recommends including additional language recommending progress toward the Plan NADMS goals, the expansion of the Greater Shady Grove Transportation Management District to include the entirety of the Plan area, reducing the NADMS goal for employees commuting into the Plan area from 25 to 15 percent, and additional language supporting micro-mobility in the Plan area through the provision of planned bicycle facilities and dedicated space for accessible, weather protected storage in new development. Regarding the unconstructed segment of the Mid-County Highway, east of its terminus at Shady Grove Road, staff recommends that the Planning Board take no action. Staff also recommends including language encouraging coordination between property owners, the County, and the Town of Washington Grove to improve pedestrian safety along Oakmont Avenue, including the provision of a continuous sidewalk on at least one side of the roadway. Staff added that the Town of Washington Grove requested that the proposed new bicycle connection terminus listed on the Plan bike table as Brown Street be revised to the less specific Washington Grove. Staff supports the request but noted that it is atypical and creates some ambiguity. Following extensive discussion, the Planning Board agreed with staff's recommendations.

Mr. Andrew Bossi of the Montgomery County Department of Transportation (MCDOT) offered testimony.

There followed extensive Board discussion with questions to staff and Mr. Bossi.

***5. Radwick Lane**

A. Preliminary Plan 120200150---Request for approval of ten lots and various SWM and HOA parcels to construct ten detached single-family homes; located on Radwick Lane 1,500 feet south of the intersection of Radwick Lane and Norbeck Road, Aspen Hill; on approximately 5.8 acres of land zoned R-200; within the 1994 Aspen Hill Master Plan area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Site Plan 820200120---Request for approval of ten lots and various SWM and HOA parcels to construct ten detached single-family homes; located on Radwick Lane 1,500 feet south of the intersection of Radwick Lane and Norbeck Road, Aspen Hill; on approximately 5.8 acres of land zoned R-200; within the 1994 Aspen Hill Master Plan area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: A. & B. CICHY/VERMA

Vote:

Yea: A. & B. 5-0

Nay:

Other:

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

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

Planning Department staff offered a multi-media presentation and discussed proposed Preliminary and Site Plan requests to subdivide and create single-family detached lots, stormwater management parcels, and open space parcels for the construction of single-family detached residences. The 5.81-acre property is located on the west side of Radwick Lane, 1,500 feet south of its intersection with Norbeck Road, and is zoned Residential in the Aspen Hill Master Plan area. The site is currently developed with a single-family detached residence and is accessed from Wintergate Drive via a gravel driveway. The remaining 4.53 acres of the property is forested.

Staff noted that following the removal of the existing house and gravel driveway, the applicant proposes to subdivide the property into ten single-family lots, two stormwater management parcels, and two open space parcels. The ten lots will then be developed with detached single-family dwellings and accessed from Radwick Lane via a newly constructed public road that will form a loop at the road’s western terminus. The single-family homes will be oriented around the outside of this loop, with the interior of the loop to contain common open

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***5. Radwick Lane**CONTINUED

space served by a bisecting sidewalk and a pair of publicly accessible benches. The open space will not be a separate parcel but will be located in the right-of-way and maintained by the future Homeowners Association (HOA). In addition to the sidewalk proposed to bisect the open space area, pedestrian circulation will be provided by a five-foot wide sidewalk located on both sides of the proposed public street and around the outside of the loop configuration at the street's western terminus. Two crosswalks will connect the termini of the open space sidewalk to the street sidewalk. Though staff requested a pedestrian connection to Wintergate Drive, the applicant was unable to secure an agreement with adjacent property owners to allow a connection to or through the adjacent properties.

Staff then briefly discussed the Final Forest Conservation Plan, which proposes to clear 2.60 acres of forest and to retain 1.93 acres, 0.68 acres more than the minimum retention requirement of 1.25 acres. The retained forest will be on HOA property and will be protected by a Category I Conservation Easement. The applicant also submitted a variance request to remove 30 trees and impact three others. As mitigation, the applicant will plant 16 native shade trees. Staff supports the variance request.

There followed a brief Board discussion with questions to staff.

6. 2020-2024 County Growth Policy NADMS Goals ---The Planning Board will establish Non-Auto Driver Mode Share (NADMS) goals in areas of the County where these goals do not currently exist.

Staff Recommendation: Approval

BOARD ACTION

Motion: **ANDERSON/CICHY**

Vote:

Yea: **5-0**

Nay:

Other:

Action: **Approved staff recommendation to approve the Non-Auto Driver Mode Share (NAMDS) goals in areas of the County where these goals do not currently exist, as stated in the attached transmittal letter to the County Council.**

In keeping with the September 3 detailed technical staff report Planning Department staff offered a multi-media presentation and discussed the Non-Auto Driver Mode Share (NADMS) goals in areas of the County where these goals do not currently exist. Staff noted that a recommendation made by the County Council during last year’s deliberations on Bill 36-18 Transportation Demand Management was that the 2020-2024 County Growth Policy should establish Non-Auto Driver Mode Share (NADMS) goals in all areas of the county where they don’t already exist in the 2016-2020 SSP. As defined in Bill 36-18, NADMS is the percentage of commuter trips made by travel modes other than the single- occupant auto, i.e., walk, bike, transit and auto passenger, coupled with the percentage of commuters connecting to work electronically. A major intent of Bill 36-18 is to extend multi-modal travel approaches to a broader segment of the County and allow for the establishment of Transportation Management Districts (TMDs) countywide. The legislation applies to Red, Orange and Yellow policy areas, and Green policy areas are exempt from the legislation.

Staff also noted that the recommended NADMS goals for areas of the County where these goals do not exist are reported in Table 2, included in the staff report. The determination of these goals is based on i) proximity and comparability to areas with already established NADMS goals; or ii) the 2016 American Community Survey (ACS) data derived from the United States Census. Staff then discussed all the policy areas and added that it should be noted that the COVID-19 pandemic may have changed travel behavior, such that telework may continue to increase in the future. As such, the application of a 5 percent factor to currently observed ACS data may set NADMS goals that are too conservative for these areas and therefore too easily

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6. 2020-2024 County Growth Policy NADMS Goals

CONTINUED

achieved. The proposed NADMS goals for these areas should be monitored over time, using the most recently available ACS data and/or other technical approaches, and possibly adjusted to account for this anticipated increase in telework.

There followed extensive Board discussion with questions to staff, during which Chair Anderson offered a proposed recommendation that was supported by other members of the Board, and to be forwarded to the County Council.

7. Complete Streets Design Guidelines – Worksession #1 on the Draft Complete Streets Design Guidelines.

Staff Recommendation: Discuss Comments on Draft Document

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing and discussed the comments received at the Public Hearing for the Complete Streets Design Guidelines.

In keeping with the September 3 technical staff report, Planning Department staff discussed and summarized the guidelines and the comments received at the Complete Streets Design Guidelines Draft Report Public Hearing and staff responses. Staff noted that it is seeking Planning Board comments on the draft report. The review is anticipated to be conducted during four to five worksessions. This worksession will focus on the overall comments received and a review of specific comments related to the vision, public process and street typologies presented in the report. At the end of each worksession, and as instructed by the Planning Board, staff will consolidate the Planning Board’s comments into a letter, including applicable revisions to the draft report, to be forwarded to the County Executive and the County Council.

Mr. Andrew Bossi of Montgomery County Department of Transportation (MCDOT) also offered comments and answered questions from the Board.

Mr. Dan Sheridan of MCDOT was also present at the meeting.

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

***8. Fulks Property/Montgomery Airpark Business Center**

A. Fulks Property, Preliminary Plan Amendment No. 11984196A---Request to modify adequate public facilities and dissolve the Floor Area Ratio (FAR) Allocation Agreement associated with Preliminary Plan No. 119841960, 11984196R, and 119861260.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Montgomery Airpark Business Center, Site Plan Amendment No. 81985114B---Request to remove the subject property from Site Plan No. 819851140. Located at 7560 Lindbergh Drive; 1.24 acres zoned IL-1.0: H-50, 2004 Upper Rock Creek Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

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

Vote:

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

Nay:

Other:

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

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

In accordance with the August 28 detailed technical staff report, Planning Department staff offered a multi-media presentation and discussed Preliminary and Site Plan Amendments requests for the Fulks Property/Montgomery Air Park Business Center. Staff noted that the applicant is requesting to modify the Adequate Public Facilities (APF) and dissolve the Floor Area Ratio (FAR) allocation agreement associated with the Preliminary Plan and to remove the property from Site Plan No, 819841140. The 1.24-acre site is located on Lindbergh Drive in the Upper Rock Creek Master Plan area. Staff noted that the property is improved with a 9,360-square foot commercial building, paved parking lot, and associated amenities. There are no forest, streams, or any other significant natural features on the site.

Staff also noted that on January 17, 1985, the Planning Board approved a Preliminary Plan for the Fulks Property, creating 24 lots on 46.80 acres of land. The approval of this Preliminary Plan included numerous road improvements as well as a Floor Area Ratio (FAR) Agreement with the applicant, the Leonard Kapiloff Family Limited Partnership, which limited allowable square footage in order to limit vehicle trips. On December 19, 1985, the Planning

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***8. Fulks Property/Montgomery Airpark Business Center -- A. Preliminary Plan Amendment No. 11984196A & B. Montgomery Airpark Business Center, Site Plan Amendment No. 81985114B**

CONTINUED

Board approved a Site Plan for Montgomery Airpark Business Center, which covered all the 24 lots approved under the Fulks Property Preliminary Plan. The joint Preliminary and Site Plan amendment is the first step towards developing the property in the future with up to a 30,000-square foot warehouse use with associated parking, stormwater controls, and landscaping. The Preliminary Plan Amendment seeks to dissolve the FAR allocation Agreement which limits the allowed square footage on the property, as well as all other properties in the area. This Amendment also makes a new APF finding for the property. The Site Plan Amendment seeks to remove the property from the existing Site Plan because the additional square footage proposed in the Preliminary Plan Amendment will exceed the grandfathering provisions in the Zoning Ordinance, and the current zoning does not require site plan approval for this site. The future redevelopment of the property and its compliance with the Zoning Ordinance will be monitored by the Montgomery County Department of Permitting Services (DPS), at the time of building permit application.

Staff briefly discussed the conditions of approval and noted that the requests comply with the general requirements of the Zoning Ordinance and the Subdivision Regulations and are recommended for approval by the Planning Board.

Messrs. Eric Tidd of CAS Engineering, and Mr. Steve Casey of Casey Holdings, LLC., representing the applicant, concurred with the staff recommendation. There followed a brief Board discussion with questions to staff.

~~*9. — Bloom Montgomery Village, Site Plan Amendment No. 82017013B— Request to make minor revisions to the Montgomery Village Foundation park; reallocation of units and MPDUs to throughout the project; remove duplex and replace with standard unit; removal of units within dam breach limits; and provide Forest Conservation plan revisions, update of utilities, stormwater and grading; located at the intersection of Montgomery Village Avenue and Stewartown Road, Montgomery Village; on approximately 147 acres of land zoned TLD and CRN-0.5, C-0.0, R-0.5, H-65 Zone; within the 2016 Montgomery Village Master Plan area.~~
POSTPONED

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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