



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

**APPROVED
MINUTES**

The Montgomery County Planning Board met in regular session in the Wheaton Headquarters Building in Wheaton, Maryland, and via Microsoft Teams video conference on Thursday, May 26, 2022, at 9:08 a.m., and adjourned at 1:14 p.m.

Present were Chair Casey Anderson, Vice Chair Partap Verma, Commissioners Gerald R. Cichy, Tina Patterson, and Carol Rubin.

Items 1, 4, 3, 2, and 5 through 7 discussed in that order, are reported on the attached agenda.

Items 8 and 10 were removed.

Item 9 was postponed to June 2.

There being no further business, the meeting was adjourned at 1:14 p.m. The next regular meeting of the Planning Board will be held on Thursday, June 2, 2022, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

Kimberly Young
Kimberly Mann Young
Technical Writer/Legal Assistant

Thursday, May 26, 2022
2425 Reddie Drive
Wheaton, MD 20902
301-495-4605

1. Preliminary Matters

***A. Adoption of Resolutions**

1. Grosvenor-Luxmanor Stream Restoration 81996023A – MCPB No. 22-048
2. Crossroad of Kensington 820220030 – MCPB No. 22-050

BOARD ACTION

Motion: Rubin/Cichy

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved adoption of Resolutions cited above.

***B. Approval of Minutes**

1. Minutes of May 5, 2022

BOARD ACTION

Motion: Cichy/Patterson

Vote:

Yea: 4-0-1

Nay:

Other: Rubin abstained

Action: Approved Planning Board Meeting Minutes of May 5, 2022, as submitted.

2. Minutes of May 12, 2022
3. Closed Session minutes of April 21, 2022

BOARD ACTION

Motion: Rubin/Cichy

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of May 12, 2022 and Closed Session Minutes of April 21, 2022, as submitted.

*C. Other Preliminary Matters

May Historic Preservation Month Proclamation

BOARD ACTION

Motion: Rubin/Cichy

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the May Historic Preservation Month Proclamation cited above

Chair Anderson read the proclamation aloud and Commissioner Cichy offered comments.

3. Record Plats (Public Hearing)

A. Subdivision Plat No. 220210800, Rocky Road View

AR zone; 1 lot; located on the south side of Rocky Road, approximately 1.75 miles west of Laytonsville Road (MD 108); Agricultural and Rural Open Space Master Plan.

Staff Recommendation: Approval

B. Subdivision Plat No. 220220090 & 220220270, Montgomery County Medical Center

LSC zone; 3 ownership units within an existing recorded parcel; located immediately southeast of the intersection of Broschart Road and Key West Avenue (MD 28); Greater Seneca Science Corridor Master Plan.

Staff Recommendation: Approval

C. Subdivision Plat No. 220220630, Wilson Delay

AR zone; 1 lot; located on the north side of West Hunter Road, approximately 3,200 feet west of Darnestown Road (MD 28); Agricultural and Rural Open Space Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Cichy/Rubin

Vote:

Yea: 5-0

Nay:

Other:

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

4. Regulatory Extension Requests (Public Hearing)

A. Easley’s Subdivision: Preliminary Plan No. 120210240 & Site Plan No. 820210160, Regulatory Extension Request No. 1

First request to extend the regulatory review period, from May 29, 2022 to July 29, 2022; Application to record the property as one buildable lot for the construction of a mixed-use building. Located at 904 Silver Spring Avenue, 125’ west of Fenton Street; 2000 Silver Spring Central Business District (CBD) Sector Plan.

Staff Recommendation: Approval of the extension request.

M. Fuster

BOARD ACTION

Motion: Cichy/Rubin

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Preliminary Plan and Site Plan Regulatory Extension request cited above.

B. Churchill Senior Housing: Sketch Plan No. 320220060, Regulatory Review Extension Request No. 1

Request to extend the regulatory review period until September 30, 2022; Sketch Plan No. 320220060 to increase the independent living units from 255 to 535, the residential care assisted living beds from 75 to 140, and add 3,000 square feet of commercial space for a medical clinic, and a request for an additional 12 feet in bonus building height for a maximum height of 102 feet.; CRT-2.5 C-0.25 R-2.5 H-90 zone & Germantown Churchill Village Overlay Zone; located at 21000 Father Hurley Boulevard; Germantown Plan for the Town Sector Zone.

Staff Recommendation: Approval of the extension request

P. Estes

BOARD ACTION

Motion: Cichy/Rubin

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Sketch Plan Regulatory Extension request cited above.

2. Roundtable Discussion

Parks Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received a briefing

Budget Managers presented a multi-media presentation discussing the current Operating and CIP Budgets.

The Operating Budget for parks was approved resulting in an overall increase of 6.5% and includes 11 new positions. The budgets for other funds were approved as proposed. Program enhancements were approved as proposed plus an additional \$100k for athletic field nutrient management.

The CIP for FY23 Capital Budget was approved at a historically high rate of \$56.8 million. From Legislative bond initiatives Parks received \$2,987,701; Local parks and playgrounds grants in the amount of 9.3 million; and program open space received \$6.1 million.

There were some programs that were not funded this year but are delayed for future budgets. A lot of the projects that were approved are in equity focus areas as they were placed as a priority.

The Board offered brief comments.

5. Presentation of Annual Land Use Report to MDP

As per the requirements established by State legislation, each local jurisdiction must submit an annual land-use report to the Maryland Department of Planning (MDP). The objective of this request is to monitor growth statewide and to determine if State smart growth policies are having beneficial or unanticipated effects. This report for Calendar Year 2021 has been prepared by the Montgomery County Planning Department for Board approval of transmission to the County Council President and the State of Maryland Department of Planning.

Staff Recommendation: Approve Report and Transmit to County Council President and the Director of the State Department of Planning

J. Mukherjee/R. Husted

BOARD ACTION

Motion: Cichy/Rubin

Vote:

Yea: 5-0

Nay:

Other:

Action: **Approved staff recommendation to transmit the report, with the addition of overlaying equity focus areas, to County Council.**

Montgomery County Planning Department Information Technology and Innovation Staff provided a multi-media presentation discussing the Annual State Land Use Report. The report is part of the State of Maryland's ongoing effort to monitor growth statewide and determine the electiveness of smart growth policies.

Some of the results of the 2021 report include:

- The department completed 2 site-specific master plans, while 4 more area plans were in progress. Additionally, of the 16 new subdivisions approved in 2021, 14, or 90%, were in Priority Funding Areas (PFA).
- For transportation improvements, there were 83 site-specific major transportation improvement projects. 71, or about 85%, of them, were located within Priority Funding Areas.
- 1,335 permits were issued in 2021, 87% of which were within Priority Funding Areas. This falls slightly below the County's 88% average over recent years. Compared to Maryland overall, Montgomery County has consistently had a higher percentage of residential permits located within its Priority Funding Areas.
- For agricultural land preservation in 2021, 167 acres were preserved via 24 TDRs, while there were no new BLTs. There were 6 new Agricultural Easements created, totaling 595 acres, as well as 47 new forest conservation easements, totaling 168 acres.

Following approval, Staff will submit the report for 2021 to the County Council and to the Maryland Department of Planning by July 1. Subsequently, the data and maps are uploaded to MDP's servers, allowing the State to create its end-of-the-year analysis and report for 2021.

The Board offered brief comments, suggesting overlaying the equity focus areas in order to demonstrate what is being done in those areas.

***6. Wheaton Gateway: Sketch Plan No. 320210060 (Public Hearing)**

Request for up to 910,223 square feet of development, through the optional method of development for the CR zones and through the standard method of development for the CRN & R-60 zones, comprised of 65,000 square feet of commercial use and 845,223 square feet of residential uses with 30% MPDUs; including a minimum of 12% public open space; located on the southwest corner of Veirs Mill Road and University Boulevard; on approximately 5.16 acres of land zoned CR 5.0, C-4.5, R-4.5, H-130; CR 3.0, C-2.5, R-2.5, H-100; CRN 1.5, C-.25, R-1.5, and R-60; within 2010 Wheaton CBD and Vicinity Sector Plan.

Staff Recommendation: Approval of the Sketch Plan, with conditions.

T. Leftwich

BOARD ACTION

Motion: Rubin/Verma

Vote:

Yea: 5-0

Nay:

Other:

Action: **Approved staff recommendation for approval of the Sketch Plan cited above, subject to revised conditions discussed during the meeting, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.**

Staff offered a multi-media presentation describing the proposed mixed-use 910,223 square feet of total development. The residential portion of the Project is anticipated to provide approximately 800 residential dwelling units comprising a variety of unit types and apply for the MPDU height adjustment.

The commercial portion of the project will be concentrated on the first floor along the Veirs Mill Road and University Boulevard frontages. Parking will be provided in both underground and above-grade structured parking facilities, which will be integrated within the Site to address site topography and accommodate site circulation needs.

The May 16, 2022 Staff report spells out community concerns and staff response to the concerns. The project is subject to conditions that are proposed in more detail in the May 16, 2022 staff report. The conditions include: density, height, and building massing, MPDUs, incentive density, Public Open Space, streetscape, noise, and validity.

Staff recommends approval of the Sketch Plan, with the conditions contained in the Staff Report and the following modifications: a change to the streetscape elements and MPDU's height on page 10, public right of way on page 23, and the Bus Rapid Transit (BRT) Station on page 24.

The following individuals offered testimony: Sandra Selby, Sheldon Fishman, Dan Thompson, Eleanor Duckett of the Kensington View Civic Association, Judith Higgins, and Karen Cordry.

Shane Pollin of the applicant team offered a multi-media presentation and comments about the proposed plan, and the design which is intended to help with traffic, stating they will continue to work with the Department of Transportation (DOT) and the Safety and Highway Administration (SHA).

The Board offered comments about the phasing of construction, undergrounding of utilities, and sidewalks.

7. Great Seneca Plan: Connecting Life and Science Scope of Work

Staff Recommendation: Approve the Scope of Work for the Great Seneca Plan

M. Hill

BOARD ACTION

Motion: Verma/Rubin

Vote:

Yea: 5-0

Nay:

Other:

Action: **Approved staff recommendation for approval of the Scope of Work cited above.**

Staff presented a multi-media presentation discussing the Great Seneca Plan: Connecting Life and Science. The proposed plan is to slightly amend and adjust the stage requirements. The current focus area for amendments consists of western Quince Orchard, the life science center, and enclave areas. The area is uniquely bordered by the City of Rockville, the City of Gaithersburg, and Washington Grove.

The purpose of the Plan is to integrate the countywide initiatives and policies; include an equity agenda in planning; add new planned infrastructure corridor connectors; and provide a Great Seneca transit network for upcoming decades.

A list of elements that will be explored through the planning process for the Great Seneca Plan are as follows: Community identity and character; Land use and staging; housing; Economic development; Transportation access and connectivity; Environmental resilience; Urban design; Parks and open space; and Community facilities.

Staff wants plenty of engagement from the community on planning ideas, feedback, and concerns.

Board offered brief comments.

8. ~~Historic Preservation Program Annual Report (2021) & May Historic Preservation Month Proclamation (Removed)~~

R. Ballo

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Item was REMOVED

9. ~~Planning Board Annual Briefing on Updates to the Montgomery County Burial Sites Inventory (Public Hearing) POSTPONED~~

B. Crane

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: POSTPONED TO JUNE 2, 2022

10. ~~Attainable Housing Strategies—Work Session—Zoning Recommendations (Removed)~~

~~Planning Board work session on the Attainable Housing Strategies initiative and recommendations to the County Council on adding more diverse housing options in Montgomery County.~~

~~Staff Recommendation: Work Session~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Item was REMOVED