

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
The Maryland - National Capital Park and Planning Commission Montgomery County Planning Board

APPROVED MINUTES AND SUMMARY

SUMMARY

Thursday, July 28, 2022

2425 Reedie Drive
Wheaton, MD 20902
301-495-4605

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, July 28, 2022, beginning at 9:13 a.m. and adjourned at 4:04 p.m.

Present were Chair Casey Anderson, Vice Chair Partap Verma, and Commissioners Gerald R. Cichy, Tina Patterson, and Carol Rubin. Commissioner Patterson was temporarily absent during Items 11 through 14, from 12:15 p.m. until the conclusion of the board meeting at 4:04 p.m.

Items 1 through 4, 6 through 8, 5, and 9 through 12 were discussed in that order and are reported in the attached Minutes.

The Planning Board recessed for lunch at 12:42 and reconvened in the auditorium and via video conference at 1:59 p.m. to take up Items 13 and 14 as reported in the attached Minutes.

There being no further business, the meeting was adjourned at 4:04 p.m. The next regular meeting of the Planning Board will be held on Thursday, September 8, 2022, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

Kimberly Young
Kimberly Mann Young
Technical Writer/Legal Assistant

Rachel Roehrich
Rachel Roehrich
Technical Writer/Legal Assistant

MINUTES

1. Preliminary Matters

A. Adoption of Resolutions

6. North Bethesda Parcel H Site Plan 820220110 – MCPB No. 22-066
7. North Bethesda Parcel F Site Plan 82008011C – MCPB No. 22-067

BOARD ACTION

Motion: Rubin/Verma

Vote:

Yea: 5-0

Nay:

Other:

Action: Adopted the Resolution(s) cited above, as submitted.

1. MHP Nebel Street Preliminary Plan 120220090 – MCPB No. 22-074
2. MHP Nebel Street Site Plan 820220150 – MCPB No. 22-075
3. Decoverly Hall Preliminary Plan Amendment 11985245B – MCPB No. 22-079
4. Decoverly Hall Site Plan Amendment 81988015F – MCPB No. 22-080
5. Rochambeau The French International School 12002019B – MCPB No. 22-081
8. Grand Park Development 12019016A – MCPB No. 22-076
9. Grand Park Development 820220040 – MCPB No. 22-077
10. Easley's Subdivision Preliminary Plan 120210240- MCPB No. 22- 069
11. Easley s Subdivision Site Plan 820210160 – MCPB No. 22-070
12. Sligo Apartments Sketch Plan 320220080- MCPB No. 22-071
13. Sligo Apartments Preliminary Plan 120220110 – MCPB No. 22-072
14. Sligo Apartments Site Plan 820220170 MCPB No. 22-073
15. Miles Coppola Preliminary Plan 120220010 – MCPB No. 22-078

BOARD ACTION

Motion: Verma/Cichy

Vote:

Yea: 4-0-1

Nay:

Other: Rubin Abstained

Action: Adopted the Resolution(s) cited above, as submitted.

B. Approval of Minutes

1. Minutes of July 14, 2022

BOARD ACTION

Motion: Verma/Rubin

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes, as submitted.

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C. Other Preliminary Matters

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Other Preliminary Items submitted for approval.

2. Roundtable Discussion

A. Planning Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Planning Director Gwen Wright discussed the latest events and plans with the Montgomery County Planning Department. Some of the Plans to come forward are the Fairland Briggs Chaney Plan (kudos to Staff), Rustic Roads Plan, and the Takoma Park Master Plan Amendment (which may be slightly delayed). There are several studies coming forward such as the Pedestrian Master Plan, Predictive Safety Analysis, and Access Management Study which are all part of the Commission's "Vision Zero" efforts and Complete Streets vision.

Moving through the Council and to be considered in September will be Complete Streets Guide; Subdivision Regulations and several ZTA's related thereto; No Net Loss Legislation, with ZTAs; and Thrive Montgomery. Thrive was submitted to the County Council in April 2021, PHED reviewed and approved its version of it in October 2021. Since then, the Council held public hearings, listening sessions, town hall meetings, and discussions at each of the 5 Regional Service Center Advisory Boards. County, in early 2022, decided to hire consultants, Inspire Green and Public Engagement Associates, to look at underrepresented groups' involvement in Thrive. Work should be done in September. Then Council will resume its review. Council wants three new chapters – Racial Equity, Environment, and Economy. Consultants have sent out a questionnaire and Planning Department is helping to distribute it as requested by the consultants. Due to the elections, Council cannot act on Thrive after October 31, so they must act by October 25, 2022, which is their last meeting.

Planning Department has done 11 detailed blog posts on Thrive and explainer documents in numerous languages. If any community groups or individuals have questions on Thrive, Gwen asked that they contact the Planning Department. She acknowledges Tanya Stern, Bridget Broullire, Carrie McCarthy, and Khalid Afzhal for helping the County consultants as needed.

B. Comments by Adrian Gardner, General Counsel

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received Comments

After 22 years of service with the commission, Adrian Gardner, General Counsel, is retiring.

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Mr. Gardner offered comments addressing his privilege and honor to serve the Commission throughout the past 22 years. He reflected on some of the successful endeavors he was able to take part in such as being the first in class to provide domestic partnership benefits, even before gender equality was on the dashboard, protecting the integrity of our procurement system, weathering the storm in Clarksburg, and recently, the legal risks associated with the COVID crisis. He remarked on the passion of those at the Commission. Mr. Gardner thanked the Commissioners and the legal staff for their dedication to the community.

Chair Anderson, Commissioner Rubin, and Vice Chair Verma offered brief remarks and expressed sincere gratitude for the different ways that Adrian Gardner had worked with them and shaped their experiences at the Commission.

3. Record Plats (Public Hearing)

A. Subdivision Plat No. 220220250, Connecticut Avenue Park

CRN zone; 8 lots; located in the southwest quadrant of the intersection of Randolph Road and Bushey Drive; Veirs Mill Corridor Master Plan.

Staff recommendation: Approval

B. Subdivision Plat No. 220220320 - 220220400, Mount Prospect Farm

PD-2 zone; 88 lots, 1 outlot and 21 parcels; located on the west side of Quince Orchard Road, approximately 1,400 feet north of Dufief Mill Road; Potomac Subregion 2002 Master Plan.

Staff recommendation: Approval

C. Subdivision Plat No. 220220520 & 220220530, Montgomery Village Center

CRT zone, 46 lots and 11 parcels; located on the west side of Montgomery Village Avenue opposite Centerway Road; Montgomery Village Master Plan.

Staff recommendation: Approval

D. Subdivision Plat No. 220220560, J & M Andrews Farm

AR zone; 1 lot; located on the north side of Westerly Road, 1000 feet west of West Willard Road; Agriculture and Rural Open Space Master Plan.

Staff recommendation: Approval

E. Subdivision Plat No. 220220670, Strathmore Square

CR zone; 5 lots and 2 parcels; located on the west side of Tuckerman Lane opposite Cloister Drive; Grosvenor Minor Master Plan Amendment.

Staff recommendation: Approval

BOARD ACTION

Motion: Rubin/Verma

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. Chevy Chase Crossing, Preliminary Plan 120220130 and Site Plan 820220180

First request to extend the Preliminary Plan and Site Plan review periods, from September 15, 2022 to December 15, 2022. The project proposes to create lots and parcels for up to 156,500 square feet of residential development, for up to 147 single-family attached (townhouse) units; R-30 and R-60 Zones; Located on the south side of Manor Road, approximately 75 feet west of its intersection with Jones Bridge Road; 2013 Chevy Chase Lake Sector Plan.

Staff recommendation: Approval of the extension request

A. Bossi

B. Glenmont Metro Center, 820210180, 82015012D, and 12013008B, Regulatory Extension Request #3

Request to extend the regulatory review period for Site Plan No. 820210180, Site Plan Amendment 82015012D, and Preliminary Plan Amendment 12013008B from September 10, 2022, to March 9, 2023.

Staff recommendation: Approval of the extension request

P. Smith

C. Shops at Travilah: Site Plan No. 820220140 – Regulatory Review Extension Request No. 1

Request to extend the regulatory review period by two months from August 4, 2022, until October 4, 2022: Application to create one lot for a 5,681 square foot retail building and a 12,762 square foot daycare center, on the southside of Travilah Road, approximately 250 feet west of its intersection with Piney Meetinghouse Road; 1.96 acres, NR-0.75 H-45 zone; 2002 Potomac Subregion Master Plan.

Staff recommendation: Approval of the extension request with conditions

J. Casey

D. Shivacharan, Administrative Subdivision Plan No. 620220060, Regulatory Review Extension Request No. 1

Request to extend the regulatory review period from August 4, 2022, to November 4, 2022: Application to subdivide an existing lot and an adjacent parcel into a single lot for a single-family detached dwelling unit; located on Whites Ferry Road, 1,000 feet west of Morrow Road; 25.24 acres; AR zone; 1980 Preservation of Agriculture & Rural Open Space Functional Master Plan.

Staff recommendation: Approval of the extension request

J. Server

E. Rock Spring Centre, Preliminary Plan Amendment No.11998092C, Regulatory Extension Request #7; Site Plan Amendment Nos. 82003036C, 82004017C, 82009003A, Regulatory Extension Request #5

Request to extend the regulatory review period until November 10, 2022; 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 MXPD 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

E. Tettelbaum

F. Olney Acres, Preliminary Plan No. 120220070, Regulatory Review Extension Request No. 2

Request to extend the regulatory review period from August 7, 2022, to October 7, 2022: Application to subdivide an existing lot into two lots, with a one-acre lot for the existing Alfred House senior assisted living and memory care facility and a second lot of approximately 3.96 acres with no physical changes; located on Cashell Road, 75 feet southwest of Archwood Way; 4.96 acres; RE-1 zone; 2005 *Approved and Adopted Olney Master Plan*.

Staff Recommendation: Approval of the extension request

J. Server

BOARD ACTION

Motion: Rubin/Verma

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Regulatory Extension Requests cited above.

6. MD – Germantown #2560: Site Plan Amendment No. 81994029G

Amendment to expand the existing Home Depot by 2,232 square feet for a Tool Rental Center and modify circulation and landscaping; CRT-0.75, C-0.5, R-0.25, H-65 T/TDR:1.29 Zone (reviewed under the former RMX-3/TDR:1.29 Zone); located on Frederick Road, approximately 1,500 feet south of Ridge Road in the Milestone Shopping Center; 11.62 acres; 2009 Germantown Employment Area Sector Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution.

J. Casey

BOARD ACTION

Motion: Rubin/Verma

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Site Plan Amendment cited above, subject to conditions in the Staff report, and adopted the attached Resolution.

Planning Staff discussed the Site Plan Amendment to expand the existing Home Depot for a Tool Rental Center and modify circulation and landscaping.

All previously approved conditions for Project Plan No. 919930030, Preliminary Plan No. 119901710, and Site Plan Amendment No. 819940290 (as amended) remain in full force and effect. The new conditions are noted in detail within the Staff Report dated July 15, 2022.

The Board made brief comments and moved for approval based on information and conditions set forth in the Staff Report.

7. Lot 23 Willerburn Acres: Administrative Subdivision Plan No. 620220010 (Public Hearing)

Application to create a two-lot subdivision to allow the construction of two single-family detached dwelling units in the R-90 zone; 0.83 acres; located at 11820 Gainsborough Road, 2002 Potomac Subregion Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution.

P. Estes

BOARD ACTION

Motion: Rubin/Verma

Vote:

Yea: 5-0

Nay:

Other:

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

Planning Staff offered a brief multi-media presentation of the Administrative Subdivision Plan to subdivide 0.83 acres of land into two lots with direct access and frontage on Gainsborough Drive. The existing house will be demolished.

The Project will construct a new six-foot wide sidewalk along the Gainsborough Road frontage. Since there is no forest on the Property, the Preliminary/Final Forest Conservation Plan submitted with this Application will not result in forest removal, although there is a request for a tree variance for the removal of one subject tree. The Application includes an afforestation requirement of 0.14 acres, which will be satisfied via a fee-in-lieu payment. Specific details can be found in the July 15, 2022, staff report.

Staff received correspondence from a neighbor regarding trees, the elevation of the proposed houses, stormwater management, and impacts due to construction. Per the Subdivision Regulations, the matter is being brought before the Board instead of the Planning Director. Staff reviewed the issues raised and believes the applicant provided appropriate responses thereto.

The Board offered brief comments while approving the Administrative Subdivision Plan based on staff recommendations.

8. Hammer Hill, Preliminary Plan No. 120210180 and Site Plan No. 820210090 (Public Hearing)

Request to create a lot for a Day Care Center (Over 30 Persons), an existing Clinic (up to 4 Medical Practitioners) up to 3,200 square feet, and construct a Day Care Center (Over 30 Persons) for 204 children and 29 employees; located at 23319 Frederick Road and 23100 Stringtown Road; 3.52 acres; CRT-0.5, C-0.5, R-0.5, H-45, and Clarksburg East Environmental Overlay Zones, Clarksburg Historic District, Ten Mile Creek Special Protection Area, Clarksburg Special Protection Area; 1994 Clarksburg Master Plan & Hyattstown Special Study Area & 2014 Ten Mile Creek Area Limited Amendment

Staff Recommendation: Approval with Conditions

R. Sigworth

BOARD ACTION

Motion: A-B Rubin/Verma

Vote:

Yea: A-B 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Preliminary Plan and Site Plan cited above, subject to conditions, which will be reflected in associated draft Resolutions to be adopted by the Planning Board at a later date.

Planning Staff offered a multi-media presentation describing a request to create a lot for an existing 3,200 square foot Clinic (Up to 4 Medical Practitioners) and a proposed Day Care Center (Over 30 Persons) for 204 children and 29 employees. The preliminary plan and site plan applications will create one lot for a 13,200 square-foot daycare facility for over 200 children on a property with the existing historic Hammer Hill House, which is currently being used as a medical clinic, within the Clarksburg Historic District. The Historic Preservation Commission supports the Application. Specific details can be found in the July 15, 2022, staff report. Staff offered comments on the revised Preliminary Plan conditions 3, 4, 9, 10, and 15. Staff also stated the revised Site Plan conditions 4 and 21a. It was noted the originally submitted Staff Report also had corrections to the "Turning Lane" section of the Adequate Public Facilities, Table-2-Highway Capacity Manual Methodology-Sounds of Vehicle Delay, and lastly, the Build-to-Area and Transparency Section.

Gary Mosesman, representing Montgomery County Public Schools (MCPS), offered comments regarding the connection from the Hammer Hill site to Clarksburg Elementary School. The connection was not opposed, although the initial location connecting to MCPS property was the issue. MCPS expressed interest in working with staff to determine the best location for a connection. Hence, a condition was added to provide a connection as approved by staff and MCPS based upon location.

Kwesi Woodroffe, State Highway Association (SHA), offered comments on SHA's position on the potential need for acceleration/deceleration lanes on Frederick Road.

Stuart Barr with Lerch, Early & Brewer, representing the Applicant, offered comments stating they are willing to put in the pedestrian connection to the MCPS. However, their position regarding

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SHA was different and although appreciative of SHA removing the accel lane requirement, the Applicant does not support the decel lane requirement.

The Board offered comments on the pedestrian connection and urged staff and MCPS to come to an agreement that would help to create a partnership and synergy within the community. The Board also offered comments regarding the accel/decel lanes SHA was proposing as a requirement. Both the Board and Staff do not support the SHA requirement for a decel lane and suggested a potential possibility such as lowering the speed limit within the area. Board requested letters be sent to both MCPS and SHA and that the language in the resolution includes the instruction to be approved by Staff.

5. Wisteria Business Park: Preliminary Plan No. 120220030 and LIDL Germantown: Site Plan No. 820220080 (Public Hearing)

A. Wisteria Business Park: Preliminary Plan No. 120220030

Application to subdivide two lots, one parcel and a piece of abandoned right-of-way to create one lot for a retail service establishment (grocery store) and one lot for an existing surface parking lot; located in the southern quadrant of the intersection of Germantown Road (MD 118) and Wisteria Drive, on the north side of Walter Johnson Road in Germantown; 3.59 acres; CR-1.0, C-0.75, R-0.75, H-75 Zone; 2019 MARC Rail Communities Sector Plan.

B. LIDL Germantown: Site Plan No. 820220080

Application to construct a 32,000 square foot grocery store on one lot; located in the southern quadrant of the intersection of Germantown Road (MD 118) and Wisteria Drive, on the north side of Walter Johnson Road in Germantown; 2.58 acres; CR-1.0, C-0.75, R-0.75, H-75 Zone; 2019 MARC Rail Communities Sector Plan.

Staff Recommendation: Approval with Conditions

J. Casey

BOARD ACTION

Motion: A-B Verma/Cichy

Vote:

Yea: A-B 5-0

Nay:

Other:

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

Planning Staff offered a multi-media presentation describing the proposed application to create one lot for the construction of a 30,000-square-foot LIDL grocery store and one outlot for an existing surface parking lot. The application extends Walter Johnson Road north through the site to Wisteria Drive which greatly improves bike, pedestrian, and vehicular connectivity. Specific details can be found in the July 15, 2022 staff report. The Madeline V. Waters House is a Historic site and the proposed change in use and associated architectural alterations and improvements are consistent with the goals and recommendations of the Sector Plan. At the time of issuing a building permit, the Applicant will return to the Historic Preservation Committee for a Historic Area Work Permit.

Staff received correspondence expressing concerns about historic preservation and master plan conformance, development standards, and vehicle/ pedestrian safety. Staff addressed these issues in the staff report and made corrections to the staff report on page 24 stating final building placements will be determined at Site Plan, page 36 under the Multimodal Analysis, and corrections to Data Table 6.

Staff made corrections to the Preliminary and Site Plan Conditions. Preliminary Plan Condition 8 corrects the date of the letter; Conditions 9,10, 16, and 17 address the clearing, grading, and demolition; Conditions 20 and 21 address the Record Plat; and Condition 27 addresses certification for approval. Corrections to the Site Plan include Condition 5c, addressing the Forest Conservation and Tree safe project; removing Condition 7b about transportation; amending Condition 11, about the artwork; and Condition 14 adding stormwater management to the Preliminary Plan resolution.

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Francoise Carrier with Bregman, Berbert, Schwartz, & Gilday, representing the Applicant team offered comments addressing different conditions of the project. The Applicant team expressed acceptance of all the conditions, except for the condition requiring the Applicant to be financially responsible for the traffic signal to improve pedestrian safety.

Michael Paylor, Chief of Traffic Engineering for Montgomery County Department of Transportation (MCDOT), offered brief comments and clarity on MCDOT's request for the traffic signal. The signal is required for vehicular safety and pedestrian safety based on the traffic that is expected to increase to double or triple the current amount from the grocery store. The light will be a necessary safety measure.

Matthew Mills, Senior Counsel, offered comments addressing the proposed traffic light from a legal perspective and agreeing with the applicant team that it should not be the applicant's financial responsibility.

The Board offered comments and suggestions but agreed with the need for a traffic signal and pedestrian safety in the area. Commissioners, however, do not feel that it is in the public interest for the Applicant to be held financially responsible for incorporating the light as a condition of approval for this plan. The Board further suggested that DOT should come up with money elsewhere and include a study, but not add this as a condition.

9. Chevy Chase Center (Public Hearing)

CR-2.0, C-2.0, R-1.5, H-90 T, 3.44 acres, on the northeastern corner of Wisconsin Circle, between Wisconsin Avenue to the west and Western Avenue to the east; 1998 Friendship Heights Sector Plan.

A. Preliminary Plan Amendment No. 11999083A

Request to convert 12,336 square feet of previously approved retail and office spaces into a daycare center for up to 147 children and up to 30 staff within an existing mixed-use development.

B. Site Plan Amendment No. 82001013H

Request to convert 12,336 square feet of previously approved retail and office spaces into a daycare center for up to 147 children and up to 30 staff within an existing mixed-use development, and fix closed the glass doors into one of the retail suites, install translucent window film in place of existing window clings and add signage to be identified by the building owner.

C. Site Plan Amendment No. 82001021J

Request to add a private playground, and removal of 9 vehicle parking spaces in association with the proposed daycare requested as part of Preliminary Plan Amendment No. 11999083A and Site Plan Amendment No. 82001013H.

Staff Recommendation: Approval with Conditions

K. Mencarini

BOARD ACTION

Motion: A-C Rubin/Verma

Vote:

Yea: A-C 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Preliminary Plan, Site Plan Amendment No. 82001013H, and Site Plan Amendment No. 82001021J cited above, subject to conditions, which will be reflected in an associated draft Resolutions to be adopted by the Planning Board at a later date.

Planning Staff presented a brief multi-media presentation discussing the proposed application for the conversion of 12,336 square feet of previously approved retail and office spaces into a daycare center for up to 147 children and up to 30 staff. Specific details can be found in the July 18, 2022 staff report. Staff noted an additional Condition was added, Condition 26, stating the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”), Fire Department Access and Water Supply Section in its letter dated July 21, 2022, and incorporates them as conditions of approval.

The Board offered brief comments about the thoroughness of the Staff report.

10. Bethesda Annual Monitoring Report

Briefing on implementation of the Bethesda Downtown plan since June 2021.

L. Klevan

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Staff presented a multi-media presentation discussing updates to the Bethesda Annual Monitoring Report. Updates included developmental approvals, key monitoring updates, public school trends, Park projects, Open Space, Transportation (intersections operating adequately, bike paths, and pedestrian crossings), and upcoming Reports that will include Green Cover.

Board offered comments and suggestions to include in future reports including general market conditions for the area, the number of new businesses that relocated to the area, neighborhood changes, the number of Moderately Priced Dwelling Units (MPDUs) removed versus created, new public open space, counting the new trees, and successes of the area within the report.

11. Washington Science Center Parcel M, Site Plan Amendment 81983080B (Public Hearing)

Request to convert 15,500 square feet of existing office space into a daycare center for up to 120 children and 60 staff, and to construct a play area on the top level of the existing above-grade parking structure, replacing 22 existing parking spaces. Located on Executive Boulevard, 600 feet south of the intersection of Montrose Parkway and East Jefferson Street; on 12.92 acres within the 2017 White Flint Sector Plan Phase 2 Master Plan area.

Staff Recommendation: Approval with Conditions

P. Smith

BOARD ACTION

Motion: Rubin/Verma

Vote:

Yea: 4-0

Nay:

Other: Patterson was absent.

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

Staff offered to answer any questions the Board had on the Application or staff report. All previously approved conditions remain valid and in full force and effect, except as modified by the new conditions set forth in the staff report dated July 18, 2022.

No correspondence was received nor was there any testimony from the public or the Applicant.

Commissioner Rubin commented that Montrose Parkway was listed incorrectly throughout the Staff Report and should be listed as Josiah Henson Parkway. Staff acknowledged the error and corrected it within the presentation.

12. Montgomery Industrial Park, Site Plan Amendment 81990069C & 81994026C (Public Hearing)

A. Site Plan Amendment 81990069C, Montgomery Industrial Park

Request to enclose the northwestern corner of the existing showroom and the existing drive aisle on the west side of the main building to increase square footage by 5,525 square feet; request to modify building façade and interior layout, ADA parking and associated drive aisle, curb and gutter and sidewalks, stormwater management facilities, and landscaping on Lot 32. Zoned CR-0.75, C-0.75, R-0.25, H-75; located on Prosperity Terrace, 400 feet south of Cherry Hill Road; on 4.35 acres within the 2014 White Oak Science Gateway Master Plan area.

Staff Recommendation: Approval with Conditions and Adoption of Resolutions

B. Site Plan Amendment 81994026C, Montgomery Industrial Park

Request to enclose the existing service lanes and canopy area, increasing building square footage by 3,320 square feet; request to construct a new building canopy, replace the existing building façade, modify the interior building layout, including a new stormwater management facility and storm drain structures, replace portions of sidewalk, relocate two existing light poles, relocate existing ADA accessible parking spaces, and make minor modifications to landscaping on Lot 33; request to create a new inter-lot connection between lots 32 and 33. Zoned CR-0.75, C-0.75, R-0.25, H-75; located on Prosperity Drive, 400 feet south of Cherry Hill Road; on 4.1 acres; within the 2014 White Oak Science Gateway Master Plan area.

Staff Recommendation: Approval with Conditions and Adoption of Resolutions

M. Folden

BOARD ACTION

Motion: A-B Rubin/Verma

Vote:

Yea: A-B 4-0

Nay:

Other: Patterson was absent.

Action: Approved staff recommendation for approval of the Site Plan Amendments cited above, subject to conditions, and adopted the attached Resolutions.

Planning Staff offered a multi-media presentation discussing the staff report and updates made to reflect correspondence inadvertently omitted from the public record and minor additions to the Findings and Analysis. There are no changes to the proposed conditions of approval or staff recommendation. Specific details can be found in the July 18, 2022 staff report.

Staff noted that the Correspondence received after the staff report included Calverton citizens who raised concerns about parking and Local Area Transportation Improvement Program (LATIP) payment. Parking is handled by the proposed conditions. In addition, two conditions were added addressing the LATIP 81990069C 16, prior to issuance of the building permit, the Applicant must pay the applicable LATIP mitigation payment; and 81994026C 21, prior to issuance of the building permit, the Applicant must pay the applicable LATIP mitigation payment. Also, in the Staff Report, on pages 13, 14, 15, and 19, Whitethorn Court is incorrectly referenced as Whitehorn Court.

The Board offered brief comments.

13. Fairland Briggs Chaney Housing Market Assessment

Staff from Planning and BAE Economics will provide a briefing on the Fairland Briggs Chaney Housing Market Assessment. The Fairland Briggs Chaney Housing Market Assessment will create the foundation for recommendations in the Fairland and Briggs Chaney Master Plan by analyzing current housing and demographic conditions and identifying the housing needs and gaps in the FBC Plan area.

L. Govoni

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

BAE Urban Economics presented a multi-media presentation outlining the draft Fairland and Briggs Chaney Housing Market Study report. The report included a review of demographic and economic conditions, housing stock, the housing real estate market, and housing affordability in the area. It also includes a set of recommendations to support housing affordability in the Fairland and Briggs Chaney area.

Overall, this study finds that there is an affordable housing gap in Fairland and Briggs Chaney Master Plan area. Data and discussions with real estate brokers and developers suggest that market conditions could support more housing development. However, this would require more available, developable sites and a streamlined entitlements process

Mary Burkholder with BAE Urban Economics offered comments on the study areas, existing conditions, policy recommendations, and opportunity sites within the Fairland Briggs Chaney Master Plan Area. Key findings of the area included very limited population and household growth, family households make up most of the households within the study area, and the master plan and study area are younger than that of Montgomery County as a whole. It was noted the lack of new development is a factor.

Some recommendations offered were to increase the supply of medium and high-density sites, streamline the entitlement process, donate land and/or develop publicly owned sites, and promote housing as economic development.

Planning Director, Gwen Wright offered brief comments regarding potential long-term mixed-use opportunity sites. Staff made brief comments regarding the sites listed as long-term opportunities for potential re-zoning or mixed-use possibilities as well.

The Board offered comments regarding potential long-term mixed-use opportunity sites for development within the area, incorporation of public transit and reassessment of height restrictions in the Master Plan, and possible coordination with Prince Georges County.

14. Access Management Study – Presentation of Study Findings

Presentation of Access Management Study report and findings. Staff is seeking planning board comments on the proposed study recommendations.

S. Aldrich

BOARD ACTION

Motion: Cichy/Rubin

Vote:

Yea: 4-0

Nay:

Other: Patterson Absent

Action: Received briefing and Approved transmittal of the Access Management Study report and findings.

Stephen Aldrich, Project Manager, presented a multi-media presentation discussing the primary mission of access management was to develop a comprehensive strategy to implement access management systematically for all county roads. This is further used to balance the right to property access and the efficiency of traffic throughput while reducing potential crashes and improving roadway safety. This mission is generally addressed in four ways: reducing the number of conflict points; managing conflict points, particularly those that occur between different modes; limiting interference with through traffic; (i.e., intersection design controls like dedicated left turn lanes to provide storage and separate queuing vehicles); and providing adequate onsite circulation and storage.

The Countywide Planning and Policy Division has conducted this study to assess the need for improvements to how road access is managed within Montgomery County. This study included a review of existing access management practices, some limited interagency coordination, a review of the state of practice in access management within the US, and the development of study recommendations. Having achieved the main purpose of the study, the Access Management Study (AMS) prepares the county to address safety-related access management deficiencies, with particular attention to high injury areas and Equity Focus Areas.

This study included input and coordination with key stakeholders who help manage and enforce road access policy in Montgomery County, including the Montgomery County Department of Transportation (MCDOT), the Department of Permitting Services (DPS), the Montgomery County Planning Department (M-NCPPC), and the Maryland Department of Transportation State Highway Administration (MDOT SHA).

The next step is to present this information to the County Council and begin the implementation of the recommendations presented in this document.

Jamie Kendrick, of Mead and Hunt, offered comments on the consultant’s work effort related to Access Management. He stated that during the study, the main question came down to “who was in charge” of Access Management. Clarity across all organizations would be helpful.

Staff reported the outreach effort showed that there is a lack of consistency across agencies on the access management process and decisions, including County codes and regulations for MCDOT, inter parcel connection/cross access easement regulations, and a need to increase DPS and

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MCDOT oversight for change in user submissions. It was also stated there needed to be an expanded focus on addressing Vision Zero, multimodal, and equity issues.

The Board offered comments stating safety for all modes of transportation needs to be at the forefront of all things. Also, there needs to be an integration of traffic measures into access management standards.