

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED
MINUTES AND SUMMARY**

SUMMARY
Thursday, April 17, 2025
2425 Reddie 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, April 17, 2025, beginning at 9:04 a.m. and adjourning at 10:48 a.m.

Present were Vice Chair Mitra Pedoeem, and Commissioners James Hedrick and Josh Linden (attended virtually).

Chair Artie Harris and Commissioner Shawn Bartley were necessarily absent.

Items 1 through 6 were discussed in that order and reported in the attached Minutes.

There being no further business, the meeting adjourned at 10:48 a.m. The next regular meeting of the Planning Board will be held on Thursday, April 24, 2025, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

Rachel Roehrich
Rachel Roehrich
Technical Writer/Legal Assistant

MINUTES

Item 1. Preliminary Matters

A. Adoption of Resolutions

1. Reallocation of Bethesda Amenity Funds – MCPB No. 24-117
2. Darnestown Meadows Administrative Subdivision No. 620240110 – MCPB No. 25-032
3. Darnestown Meadows Final Forest Conservation Plan No. F20240520 – MCPB No. 25-033

BOARD ACTION

Motion: Hedrick/Linden

Vote: 3-0

Other: Chair Harris and Commissioner Bartley were necessarily absent.

Action: Adopted the Resolutions cited above, as submitted.

B. Approval of Minutes

1. Minutes for March 20, 2025
2. Minutes for March 27, 2025
3. Minutes for April 10, 2025

BOARD ACTION

Motion: Hedrick/Linden

Vote: 3-0

Other: Chair Harris and Commissioner Bartley were necessarily absent.

Action: Approved Planning Board Meeting Minutes of March 20, 2025, March 27, 2025, and April 10, 2025, as submitted.

C. Other Preliminary Matters

1. Corrected Resolution Montgomery Auto Sales Park Lot 18: Site Plan Amendment No. 82014014A – MCPB No. 25-018

BOARD ACTION

Motion: Hedrick/Linden

Vote: 3-0

Other: Chair Harris and Commissioner Bartley were necessarily absent.

Action: Approved and adopted the Corrected Resolution cited above, as submitted.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220250530, Westwood Square

CRT zone, one lot and one parcel; located on the west side of Zenith Overlook, 500 feet west of Westbard Avenue; Westbard Sector Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Hedrick/Linden

Vote: 3-0

Other: Chair Harris and Commissioner Bartley were necessarily absent.

Action: Approved Staff recommendation for approval of the Record Plat cited above, as submitted.

Item 3. Regulatory Extension Requests (Public Hearing)

Colesville Gardens Administrative Subdivision No. 620230160 Extension Request No. 5 - Request to extend the regulatory review period until July 10, 2025.

Application to create three residential lots for the construction of three new single-family detached dwelling units; located at 13305 Octagon Lane, on the east corner of the intersection of Octagon Lane and Anderson Street; R-90 Zone; 0.63 acres; 1997 White Oak Master Plan.

Staff recommendation: Approval of the Extension Request

E. Fowler

BOARD ACTION

Motion: Hedrick/Linden

Vote: 3-0

Other: Chair Harris and Commissioner Bartley were necessarily absent.

Action: Approved Staff recommendation for approval of the Regulatory Extension Request cited above.

Item 4. Tevis Place Administrative Subdivision Plan No. 620250090, Mixed-Income Housing Community Plan No. E20250010, and Forest Conservation Plan No. F20250410 (Public Hearing)

Request to redevelop the commercial property with a 154-unit multifamily building (100 percent MPDUs) on one lot; located at 11800 Nebel Street, Rockville; 1.56-acre tract; CR-3.0, C-1.5, R-2.5, H-200 Zone; 2010 White Flint Sector Plan.

A. Administrative Subdivision Plan No. 620250090
Staff recommendation: Approval with Conditions

B. Mixed-Income Housing Community Plan No. E20250010
Staff recommendation: Approval with Conditions

C. Forest Conservation Plan No. F20250410
Staff recommendation: Approval with Conditions
E. Tettelbaum

A. BOARD ACTION

Motion: Hedrick/Linden

Vote: 3-0

Other: Chair Harris and Commissioner Bartley were necessarily absent.

Action: Approved Staff recommendation for approval of the Administrative Subdivision Plan cited above, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

B. BOARD ACTION

Motion: Hedrick/Linden

Vote: 3-0

Other: Chair Harris and Commissioner Bartley were necessarily absent.

Action: Approved Staff recommendation for approval of the Mixed-Income Housing Community Plan 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.

C. BOARD ACTION

Motion: Hedrick/Linden

Vote: 3-0

Other: Chair Harris and Commissioner Bartley were necessarily absent.

Action: Approved Staff recommendation for approval of the (Preliminary/Final) Forest Conservation Plan 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.

Emily Tettelbaum, Planner III, offered a multi-media presentation regarding Tevis Place. Further information can be found in the Staff Report dated April 7, 2025.

Montgomery County Planning Board
Public Meeting Minutes of April 17, 2025

Ms. Tettelbaum stated the proposed development is the first to be reviewed as a Mixed-Income Housing Community (MIHC), and the proposed 100 percent affordable multifamily building will replace a vacant, two-story commercial building located within a half mile of the North Bethesda Metro Station. All the proposed 154 units will be designated as Moderately Priced Dwelling Units (MPDUs), and the mix of units include 1-, 2-, 3-, and 4-bedroom units, which will be affordable to those earning 30-70 percent of Area Median Income (AMI). Ms. Tettelbaum also discussed the access and circulation, open space, and sustainability features for the project. Ms. Tettelbaum stated the Forest Conservation Plan has a 0.20-acre afforestation requirement, which will be satisfied offsite either through forest banking or fee-in-lieu.

Lastly, Ms. Tettelbaum noted a change to MIHC Plan Condition Number 9b regarding long-term bicycle parking.

The Board asked questions regarding reasoning for WMATA ownership of the surrounding properties, if the surrounding buildings are fully occupied, unit make-up, transit proximity, pedestrian access to the central open green space area and Metro, total MPDUs within the area, what Sector Plan covers the area, and financing for the project.

Staff, including Jason Sartori, Planning Director, offered comments and responses to the Board's questions.

Heather Dlhopsky of Wire Gill LLP offered brief comments on behalf of the Applicant regarding the unit make-up, experience with the MIHC process, pedestrian access, and noted agreement to conditions as proposed by Staff.

Donald Nuzzio of TM Associates, the Applicant, offered comments regarding TM Associates, affordable housing, and the environmental features of the project in order to make the building more energy efficient and sustainable. Mr. Nuzzio offered further comments regarding the financing for the project.

Item 5. Pike Center: Local Map Amendment (No. H-155) and Preliminary Forest Conservation Plan No. F20240990 (Public Hearing)

A. Local Map Amendment No. H-155: Request to rezone the 6.71 acre strip shopping center with surface parking from the Commercial Residential CR-2.0, C-0.75, R-1.5, H-200 zone to the Commercial Residential Floating CRF-2.5, C-0.75, R-2.25, H-200 zone to permit a denser, mixed-use development with multi-family residential units, including MPDUs, structured parking, public open space, new internal roads, and other amenities; located at 12101 - 12151 Rockville Pike north of Bou Avenue within the 2018 White Flint 2 Sector Plan.

Staff Recommendation: Transmit comments to the Montgomery County Hearing Examiner.

B. Preliminary Forest Conservation Plan No. F20240990: The proposal is subject to Chapter 22A, the Forest Conservation Law and requires a Forest Conservation Plan; variance request to remove and impact specimen trees; located at 12101 - 12151 Rockville Pike north of Bou Avenue on approximately 6.71 acres of land to be rezoned from the Commercial Residential CR-2.0, C-0.75, R-1.5, H-200 zone to the Commercial Residential Floating CRF-2.5, C-0.75, R-2.25, H-200 zone; within the 2018 White Flint 2 Sector Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

T. Graham/A. Lindsey

A. BOARD ACTION

Motion: Hedrick/Linden

Vote: 3-0

Other: Chair Harris and Commissioner Bartley were necessarily absent.

Action: Approved Staff recommendation for approval to transmit comments to the Montgomery County Hearing Examiner, as stated in a transmittal letter to be prepared at a later date.

B. BOARD ACTION

Motion: Hedrick/Linden

Vote: 3-0

Other: Chair Harris and Commissioner Bartley were necessarily absent.

Action: Approved Staff recommendation for approval of the Preliminary Forest Conservation Plan cited above, subject to conditions, and adoption of the Resolution.

Tamika Graham, Planner III, offered a multi-media presentation regarding Pike Center. Further information can be found in the Staff Report dated April 7, 2025.

Ms. Graham noted the proposed project requests a rezoning from the CR-2.0, C-0.75, R-1.5, H-200 to CRF-2.5, C-0.75, R2.25, H-200 in order to efficiently redevelop the single-use shopping center with a vast surface parking lot into compact, walkable blocks for mixed-use buildings that are framed by the existing street network. Ms. Graham stated the project proposes two new mixed-use buildings with a total of 90,000 square feet of ground floor commercial development, 806,880 square feet of residential development (up to 760 units) located above the commercial uses, 15 percent Moderately Priced Dwelling Units (MPDUs), and two structured parking garages both at-grade and below-grade. Ms. Graham also discussed the construction, circulation, open space, and

Montgomery County Planning Board
Public Meeting Minutes of April 17, 2025

recreation concept for Phases I and II, noting the Applicant must provide a phasing plan with interim public open space to address adequate open space for the Phase I residential development.

Ms. Graham stated the Preliminary Forest Conservation Plan has a 1.10-acre afforestation requirement, which will be met off-site in a forest conservation bank or by payment of a fee-in-lieu, and the Applicant also submitted a variance request for impact to two trees and removal of three trees.

Heather Dlhopsky of Wire Gill LLP offered comments on behalf of the Applicant and noted agreement to conditions as proposed by Staff.

Abbey Oklak of Kimco Realty offered comments regarding Kimco owned properties within Maryland and the long-term vision for the site. Ms. Oklak offered further comments regarding the phasing, potential commercial tenants, and possible signalization at Rollins Avenue intersection.

The Board asked questions regarding the floating zone requirement, the bicycle/pedestrian improvements, timeline for phasing, potential commercial tenants, and possible signalization at the Rollins Ave intersection.

Staff, including Robert Kronenberg, Deputy Director, offered comments and responses to the Board's questions.

Item 6. Cavanaugh Family Parcel, Administrative Subdivision Plan No. 620240180 and Final Forest Conservation Plan No. F20240560 (Public Hearing)

A. Administrative Subdivision Plan No. 620240180: Application to create one lot for one new single-family detached unit; Parcel 960 located at the southwest intersection of Damascus Road and Hipsley Mill Road; AR Zone, 2006 Damascus Master Plan.

B. Forest Conservation Plan No. F20240560: Request for approval of a Final Forest Conservation Plan to satisfy afforestation/reforestation requirements associated with Administrative Subdivision Plan No. 620240180.

Staff Recommendation: Approval with conditions

M. Clayborne

A. BOARD ACTION

Motion: Hedrick/Linden

Vote: 3-0

Other: Chair Harris and Commissioner Bartley were necessarily absent.

Action: Approved Staff recommendation for approval of the Administrative Subdivision Plan cited above, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

B. BOARD ACTION

Motion: Hedrick/Linden

Vote: 3-0

Other: Chair Harris and Commissioner Bartley were necessarily absent.

Action: Approved Staff recommendation for approval of the Final Forest Conservation Plan 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.

Mariah Clayborne, Planner II, offered a multi-media presentation regarding the Cavanaugh Family Parcel. Further information can be found in the Staff Report dated March 13, 2025.

Ms. Clayborne stated correspondence has been received from the Patuxent Watershed Community Association with general development questions and support for the project.

Ms. Clayborne stated the Applicant is proposing to create one lot (7.56 acres) for one new single-family detached unit, and retain the small barn used for honey and bees. Ms. Clayborne noted the Applicant also has a requirement to dedicate 0.37 acres right-of-way along Damascus Road and 0.67 acres of right-of-way along Hipsley Mill Road.

Lastly, Ms. Clayborne discussed the Final Forest Conservation Plan noting the afforestation requirement of 1.52 acres, which the Applicant is proposing to meet onsite, and all forest planted will be placed in a Category I Conservation Easement.

David McKee of Benning and Associates, Inc. offered brief comments regarding the property usage and noted agreement to conditions as proposed by Staff.

Montgomery County Planning Board
Public Meeting Minutes of April 17, 2025

The Board asked questions regarding afforestation planting requirements, location of plantings, and current property usage.

Staff, including Josh Penn, Planner IV, offered comments and responses to the Board's questions.