

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, May 15, 2025
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, May 15, 2025, beginning at 9:10 a.m. and adjourning at 3:12 p.m.

Present were Chair Artie Harris, Vice Chair Mitra Pedoeem, and Commissioners Shawn Bartley, James Hedrick, and Josh Linden.

Items 1, 2, 4, and 5 were discussed in that order and reported in the attached Minutes.

The Planning Board recessed for lunch at 11:01 a.m. and reconvened in the auditorium and via video conference to return to open session at 1:30 p.m. to discuss Items 6 through 8, as reported in the attached Minutes.

There being no further business, the meeting adjourned at 3:12 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 22, 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. Olney-Sandy Spring Veterinary Hospital Forest Conservation Plan No. F20250420 (Mandatory Referral No. MR2025012 Norwood Rd Shared Use Path) – MCPB 25-056
2. Donner Property Administrative Subdivision Plan No. 62023001A – MCPB 25-051
3. Ancient Oak Administrative Subdivision Plan No. 620240220 – MCPB No. 25-054
4. Ancient Oak Final Forest Conservation Plan No. F20241000 - MCPB No. 25-055

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 5-0

Other:

Action: Adopted the Resolutions cited above, as submitted.

5. Cavanaugh Family Parcel Administrative Subdivision Plan No. 620240180 – MCPB No. 25-049
6. Cavanaugh Family Parcel, Final Forest Conservation Plan No. F20240560 – MCPB No. 25-050

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 3-0-2

Other: Chair Harris and Commissioner Bartley abstained because they were necessarily absent from the April 17, 2025 meeting.

Action: Adopted the Resolutions cited above, as submitted.

B. Approval of Minutes

1. Minutes for May 1, 2025
2. Minutes for May 8, 2025

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved the Minutes for May 1, 2025 and May 8, 2025, as submitted.

C. Other Preliminary Matters

Reappointment of Erin White, CPA, as Member of the Audit Committee

Chair Recommends Transmittal of Letter to County Council

A. Harris

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved the reappointment of Erin White as a member of the Audit Committee.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220240010, The Estate at Snowden Manor

RC zone; 1 lot; located immediately northwest of the intersection of Batson Road and Brogden Road; Cloverly Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220250090, Chevy Chase, Section 4

CRNF zone; 1 parcel; located in the southwest quadrant of the intersection of Connecticut Avenue (MD 185) and Thornapple Street; Bethesda - Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220250570 & 220250580, Westwood

CRT zone; 32 lots, 6 parcels, 5 outlots; located on the south side of River Road (MD 190), 900 feet southeast of Westbard Avenue; Westbard Sector Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

Item 3. Regulatory Extension Requests (Public Hearing)

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no Regulatory Extension Requests submitted for approval.

Item 4. Roundtable Discussion

Parks Director's Report
M. Figueredo

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Montgomery Parks Director, Miti Figueredo, offered a multi-media presentation regarding recent updates for the Parks Department.

Ms. Figueredo gave a brief update regarding the FY26 Operating Budget and highlighted the recent Sligo Creek Fest event noting approximately 10,000 people attended. Ms. Figueredo also unveiled the official name for Silver Spring's newest park, stating the new name will be the Bottleworks Lane Urban Park. Ms. Figueredo also discussed the call for artists to submit proposals for a future mural on the Glenmont Park Activity Building, recent participation in the Montgomery County Council Proclamation recognizing National Physical Fitness and Sports Month, a Maryland Preservation Award received for the Oakley Cabin augmented reality experience, recent news coverage of the fish passage in Long Branch Community, upcoming events including Acoustics and Ales, Pride in the Park, Summer Twilight Concert Series, and Mudfest, and the Brookside Gardens Butterfly Experience. Lastly, Ms. Figueredo announced Montgomery Parks is a National Gold Medal Award finalist for the National Recreation and Park Association (NRPA).

The Board asked questions regarding further explanation of history surrounding the Bottleworks Lane Urban Park naming, butterfly lifespan, and best time for viewing the butterflies.

Ms. Figueredo offered comments and responses to the Board's questions.

Item 5. University Boulevard Corridor Plan Work Session 5

Work Session 5 for the University Boulevard Corridor Plan Staff

Staff Recommendation: Discuss the University Boulevard Corridor Plan and provide guidance to Staff.

Z. Adrianvala

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing followed by discussion and direction from the Planning Board.

Zubin Adrianvala, Planner III, offered a multi-media presentation regarding Work Session Number 5 for the University Boulevard Corridor Plan. Further information can be found in the Staff Report dated May 9, 2025.

Mr. Adrianvala stated the fifth work session will include a discussion on the Draft Plan's recommendations for housing, community facilities, and schools, including recommended revisions.

Community Facilities

Mr. Adrianvala discussed the testimony received and concerns regarding infrastructure adequacy, school capacity, as well as adequacy of parks, libraries, and emergency services. Mr. Adrianvala gave a brief overview of the current community facilities and requested the Board's approval of Staff's recommendations for community facilities.

The Board asked questions regarding how the cumulative adequate public facilities are tested/measured if zoning is by-right and WSSC procedures to ensure facilities are able to cover additional housing.

Staff including Jason Sartori, Planning Director, Robert Kronenberg, Deputy Director of Planning, Jessica McVary, Planning Supervisor and Lisa Govoni, Housing, Infrastructure, and Zoning Supervisor, offered comments and responses to the Board's questions.

The Board agreed with Staff's recommendations.

Housing

Lisa Govoni, Housing, Infrastructure, and Zoning Supervisor, discussed the testimony received regarding housing and concerns regarding zoning recommendation, increased housing growth, affordability, and preserving neighborhood characteristics as well as specific objections to zoning changes at key community hubs. Ms. Govoni gave an overview of the three categories of housing recommendations including affordable housing, preservation of affordable housing, and housing

production and diversity. Ms. Govoni discussed the housing recommendations for MPDUs, fair housing, no net loss of affordable housing, and gentrification and displacement.

The Board asked questions regarding deed restricted rental properties, whether the deed restrictions stayed with the land or the buildings, what Affirmatively Further Fair Housing (AFFH) looks like in practice, and if planning practices have changed since the 2023 AFFH Bill.

Staff, including Carrie Sanders, Chief of Midcounty Planning, offered comments and responses to the Board's questions.

The Board held further discussion regarding the no net loss of affordable housing and naturally occurring affordable housing. The Board offered further comments regarding the potential stigma of the naturally occurring affordable housing terminology. Staff offered comments regarding preserving the affordable housing in the area and possible other wording such as "market rate affordable housing".

Ms. Govoni requested the Board's approval of Staff's recommendations for housing. The Board agreed with Staff's proposed housing recommendations with the addition of using terminology/wording such as "market rate affordable housing" versus naturally occurring affordable housing with inclusion of a footnote and definition for market rate affordable housing.

Public Schools

Hye-Soo Baek, Planner III, discussed Staff's summary of recommended revisions for Public Schools including the inclusion of all schools serving homes within the Plan area to address enrollment impact, acknowledging impacts of Montgomery County Public Schools (MCPS) boundary study for Charles Woodward High School reopening and Northwood High School expansion, recommending prioritizing student reassignments to adjacent schools with surplus capacity over adding new capacity, and listing Appendix G capacity relief strategies MCPS typically employs.

Ms. Baek also gave an overview and discussed Staff's revisions, modifications, and additional language proposed for the following pages of the draft Plan: page 125, Map Figure 84, page 126, page 127, and pages 127-128.

The Board asked questions regarding communication and feedback from MCPS, potential consideration/contemplation of neighborhood school preference/school assignments, process for reviewing school attendance projections with regarding to future housing development, and whether Appendix G growth projection patterns within the County was too optimistic.

Staff offered comments and responses to the Board's questions. The Board held further discussion of the growth projection patterns for the County and whether a lower utilization rate was more appropriate to use in the future.

Ms. Baek requested the Board's approval of Staff's recommendations for Public Schools, and the Board agreed with Staff's proposed Public Schools recommendations.

Item 6. North Bethesda Market II Preliminary Plan Amendment No. 12012006D and Site Plan Amendment No. 82012004C (Public Hearing)

A. Preliminary Plan Amendment No. 12012006D: Application to make a minor modification to the Rockville Pike site access point to accommodate an existing utility pole (to remain). Located at the southeast quadrant of the intersection of Nicholson Lane and Woodglen Drive on approximately 4.41 acres of land zoned CR-4.0, C-3.5, R-3.5, H-300' & CR-3.0, C-1.5, R-2.5, H-150; within the 2010 White Flint Sector Plan.

B. Site Plan Amendment No. 82012004C: Application to make minor modifications to the multifamily building architecture to reflect interior unit layout changes, the conversion of ground floor residential units to amenity space (while maintaining the overall density/unit count), and minor adjustments to the loading, trash, and bicycle storage room design.

Staff Recommendation: Approval of the plans

E. Fowler

A. BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Preliminary Plan Amendment 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: Pedoeem/Hedrick

Vote: 5-0

Other:

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

Erin Fowler, Planner II, offered a multi-media presentation regarding the North Bethesda Market II. Further information can be found in the Staff Report dated May 5, 2025.

Ms. Fowler stated the Applicant is requesting to amend Site Plan No. 82012004B and Preliminary Plan No. 12012006C to make a minor shift to the Rockville Pike site access point to accommodate an existing utility pole, and to make minor modifications to the multifamily building architecture to reflect interior unit layout changes, convert the ground floor residential units to amenity space, and adjust the loading, trash, and bike room design along Private Street A. Ms. Fowler noted all previously approved conditions remain in full force and effect.

The Board asked questions regarding the sidewalk location in relation to the mountable curb, the validity period, and timeline for construction.

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Staff, including Matt Folden, Planning Supervisor, offered comments and responses to the Board's questions.

Jennifer Schneider of SCG Development, representing the Applicant, offered comments regarding the project's construction timeline.

Item 7. Sonina Properties Apartments, Sketch Plan No. 320250010 (Public Hearing)

Request for up to 130,840 square feet of residential density on 2.72 acres. Located at 831 University Boulevard East, at the southwest quadrant of the intersection of University Boulevard and Forston Street; zoned CRT-1.5 C-0.5 R-1.5 H-60; 2013 Long Branch Sector Plan.

Staff Recommendation: Approval with Conditions

A. Bossi

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

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

Adam Bossi, Planner III, offered a multi-media presentation regarding the Sonina Properties Apartments. Further information can be found in the Staff Report dated May 5, 2025.

Mr. Bossi stated the Sketch Plan proposes the full redevelopment of the property, consisting of removal of existing site features and construction of a multifamily residential building, up to 148 units, 12.5 percent Moderately Priced Dwelling Units (MPDUs), with a combination of structured and surface parking, public open space, environmental improvements, and frontage improvements. The proposed U-shaped building will front on University Boulevard with its main lobby located proximate to the intersection of University Boulevard and Forston Street, and a single vehicular access point is created from Glenville Road.

Mr. Bossi noted community correspondence was received noting concerns with the Glenville Road access, parking, and traffic.

Spencer Clark, an adjacent property owner, offered testimony regarding overall support for the project but noted concerns with vehicular and driveway access.

Cynthia Sealls, an individual, offered testimony regarding concerns with the proposed access point to the project site.

Carmina Galvez, an adjacent property owner, offered testimony regarding concerns with the site access located on Glenville Road, increased noise pollution, and parking.

Jody Kline of Miller, Miller, and Canby offered comments on behalf of the Applicant regarding access to the site.

The Board asked questions regarding inability to access the site from University Boulevard, average daily traffic counts on Forston Street, northbound travel from the site, what triggered the public benefit point requirement, structure makeup, potential for a green roof, the green roof tray system, and other possibilities for ingress/egress to the property.

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Staff, including Elza Hisel-McCoy, Chief of Downcounty Planning, offered comments and responses to the Board's questions.

Shahriar Etemadi of STS Consulting offered comments on behalf of the Applicant and responses regarding access to the site, inability for an access point on University Boulevard, and northbound travel from the site.

Eric Colbert of Eric Colbert and Associates offered comments on behalf of the Applicant regarding the building structure makeup and green roof.

Item 8. Westwood Shopping Center, Site Plan Amendment No. 82018019A (Public Hearing)

Request to reduce previously approved commercial density by 18,792 square feet, relocation of parking, modification of building elevations, and changes to the location of transformers, loading and garage access; 12.4 acres, CRT 2.0, C 0.75, R 1.25, H 60; located at 5400 Westbard Avenue, within the 2016 Westbard Sector Plan.

Staff Recommendation: Approval with conditions

G. Bogdan

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

Grace Bogdan, Planner IV, offered a multi-media presentation regarding the Westwood Shopping Center. Further information can be found in the Staff Report dated May 2, 2025.

Chair Harris offered comments regarding community correspondence received regarding delaying the item from being heard, noting he is aware of the concerns, but is not recommending delaying the matter. The Board agreed by consensus to move forward with the matter.

Ms. Bogdan stated the Applicant is proposing to modify a previously approved multifamily building to reduce the ground floor commercial use by 18,792 square feet, redesign the original below-grade parking to entirely above-grade parking, modify building elevations and changes to location of transformers, loading, and garage access. Ms. Bogdan also discussed the changes to the access and circulation for the site.

Ms. Bogdan noted community correspondence was received noting concerns with the reduction of retail, removal of garage access from Westbard Circle, as well as a request for an additional hearing for consideration.

Michele Rosenfeld of The Law Office of Michel Rosenfeld offered testimony on behalf of Kenwood Place Condominiums regarding a negotiated cooperation agreement with Regency Centers, parking, and the closure of the Westbard Circle entrance to the parking garage. Ms. Rosenfeld also requested the Board consider not approving the closure of the Westbard Circle garage entrance.

Siunn Bryant, an adjacent property owner, offered testimony regarding the impacts of the construction, noise, and concerns with the changes to the plan.

Pat Harris of Lerch, Early and Brewer offered comments on behalf of the Applicant regarding the reduction in retail, approximate number of tenants, number of units, and parking. Ms. Harris also

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offered a multi-media presentation with different views of the project and noted agreement to all conditions.

Erin Girard of Lerch, Early, and Brewer offered comments on behalf of Regency Centers as well as a multi-media presentation regarding the negotiated easement agreement, number of parking spaces agreed to, and the improved distance to the parking.

The Board asked questions regarding expected timeline for the project.

Justin Donaldson of Greystar offered comments on behalf of the Applicant regarding the project timeline.