



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

**APPROVED  
MINUTES**

The Montgomery County Planning Board met in regular session on Thursday, January 7, 2016, at 9:12 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 6:05 p.m.

Present were Chair Casey Anderson, Vice Chair Marye Wells-Harley, and Commissioners Norman Dreyfuss, Amy Presley, and Natali Fani-González.

Items 1 through 8 are reported on the attached agenda.

The Board recessed for lunch at 10:53 a.m.

The Board convened in Closed Session at 1:03 p.m. to take up Item 9, a Closed Session Item.

In compliance with State Government Article §3-305(b), Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session on Thursday, January 7, 2016, at 1:03 p.m. in the third-floor conference room on motion of Commissioner Dreyfuss, seconded by Commissioner Presley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Presley, and Fani-González voting in favor of the motion. The meeting was closed under authority of Annotated Code of Maryland, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

Also present for the meeting were Acting Deputy Director Mitra Pedoeem, Bill Gries, and Josh Kaye of the Parks Department; Senior Counsel Megan Chung of the Legal Department; and James Parsons of the Commissioners' Office.

In Closed Session the Board received briefing and discussed a proposed land acquisition as an addition to Olney Manor Recreational Park.

The Closed Session meeting was adjourned at 1:27 p.m.

Item 10, a Closed Session Item, was removed from the Planning Board Agenda.

The Board reconvened in the auditorium at 1:38 p.m.

MCPB, 1-7-16, APPROVED

Items 11 through 13 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 6:05 p.m. The next regular meeting of the Planning Board will be held on Thursday, January 14, 2016, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise  
Sr. Technical Writer/Editor

James J. Parsons  
Technical Writer

**Montgomery County Planning Board Meeting**  
**Thursday, January 7, 2016**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**      **There were no Resolutions submitted for adoption.**

**\*B. Record Plats**

**Subdivision Plat No. 220150720, Sunridge South**

AR zone, 1 lot; located on the west side of Peach Tree Road 1500 feet south of the intersection with Comus Road; Agricultural and Rural Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220151100 Section Seven-Woodside Park**

R-60 zone, 3 lots; located at the terminus of Greyrock Road; North and West Silver Spring Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220151580, Arcola**

R-90 zone, 2 lots; located in the northeast quadrant of Georgia Avenue (MD 97) and Parker Avenue; Kensington - Wheaton Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220160030, Cloverleaf Center**

CR zone, 2 parcels; located in the area bounded by I - 270 and Century Boulevard opposite Cloverleaf Center Drive; Germantown Sector Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/DREYFUSS

**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. Century, Extension Request for Site Plan No. 82003007B**

CR-2.0 C-1.25 R-1.0 H-145T Zone and in the Germantown Transit Mixed Use Overlay Zone; 57.7 gross acres; Request to extend the review period for Phase 1 Site Plan of a mixed-use project with up to 437,420 SF of non-residential uses and up to 899,872 SF of residential uses; Located on Century Boulevard opposite to Cloverleaf Center Drive; 2009 Germantown Employment Area Sector Plan.  
*Staff Recommendation: Approval of the extension request*

**2. Corrected Resolution – Courts at Clarksburg, Preliminary Plan No. 120150060**

Request to correct Resolution No. 15-95 for Courts at Clarksburg, Preliminary Plan No. 120150060.  
*Staff Recommendation: Approval with conditions*

**BOARD ACTION**

**Motion: 2. FANI-GONZÁLEZ/PRESLEY**

**Vote:**

**Yea: 2. 5-0**

**Nay:**

**Other:**

**Action: 1. The Site Plan Extension request cited above will be discussed as part of Item 11.  
2. Adopted the corrected Resolution cited above, as submitted.**

Chair Anderson asked staff to add Item 1C. to the discussion of Item 11, the Sketch Plan application request for the same project.

MCPB, 1-7-16, APPROVED

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of December 10 and 15, 2015

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/PRESLEY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved Planning Board Meeting Minutes of December 10 and 15, 2015, as submitted.**

## **2. Roundtable Discussion**

- Planning Director's Report

### **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:       Received briefing.**

**Planning Department Director's Report** – Planning Department Director Gwen Wright briefed the Board on the following ongoing and upcoming Planning Department events and activities: the status of the Montgomery Village Master Plan, a County Council tour of the Plan area scheduled for January 8, and the first Planning, Housing, and Economic Development Committee meeting scheduled for January 11; the recent transmittal of the Westbard Sector Plan to the County Council and a Council Hearing scheduled for January 26; the status of the Bethesda Downtown Sector Plan and worksessions scheduled for today and the January 21 Planning Board meeting; the status of the Working Draft of the Greater Lyttonsville Sector Plan and the Planning Board Public Hearing scheduled for February 11; the status of the ongoing Rock Spring Sector Plan, White Flint 2 Sector Plan, MARC Rail Station Plan, and Bicycle Master Plan; the status of the Subdivision Staging Policy, a worksession scheduled for the January 14 Planning Board meeting, and a public meeting scheduled for January 12 at the Montgomery Regional Office Building; the status of ongoing regulatory items regarding the Century project, Chevy Chase Lake, and the Apex Building site; a January 14 Planning Board tour of Kensington, which will also be attended by Parks Department staff, Historic Preservation Department staff, and Mayor Peter Fosselman, and will focus on current parks projects, on-going historic preservation work, and the Kensington Land Trust; the status of the Winter Speakers Series, which this year will focus on transportation issues, with sessions scheduled for January 20, February 16, and March 16; the status of Makeover Montgomery 3 conference on smart growth, scheduled for May, which will focus on Transit-Oriented Development, equity, and the sharing economy; and the recent awarding of the Bethesda-Chevy Chase Chamber of Commerce Ron Resh Business Advocate Award and the Jewish Social Service Agency Joseph Ottenstein Award to Commissioner Norman Dreyfuss in honor of his many contributions to the County.

There followed a brief Board discussion.

**3. Zoning Text Amendment No. 15-10** --- Revise the definition of “combination retail” and generally amend the approval and development standards for combination retail uses.

*Staff Recommendation: Transmit Comments to County Council*

**(NOTE: Action required for County Council public hearing of 1/12/16)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: By consensus, approved staff recommendation to transmit comments, discussed during the meeting, to the County Council and as stated in the attached transmittal letter.**

Planning Department staff offered a multi-media presentation and discussed a proposed Zoning Text Amendment (ZTA) that revises the definition of combined retail. The proposed ZTA would reduce the square footage threshold for combination retail use. Currently, combination retail use refers to any department or retail store that exceeds 85,000 square feet and includes a pharmacy and a full line of groceries. Combination retail use does not include grocery stores or club membership stores that charge an access fee and primarily sell items in bulk. Staff noted that combination retail use is currently allowed only by conditional use approval within the Commercial/Residential, Commercial/Residential/Town, General Retail, and Neighborhood Retail zones. The proposed ZTA would lower the square footage threshold for combination retail use for department or retail stores to over 65,000 square feet. The proposed ZTA would still require the inclusion of a pharmacy, a full line of groceries, and conditional use approval for combination retail use. Staff recommended approval of the proposed ZTA, stating that combination retail use requests for stores with smaller building footprints have become more common over the last decade, particularly in more urban areas and Metro station areas, making the proposed modification consistent with current trends.

Following extensive Board discussion with questions to staff, the Board recommended allowing club stores the option for combined retail use, and stated concern regarding the consistent implementation and efficacy of the proposed ZTA.



**4. Zoning Text Amendment No. 15-11** --- Allow additional limited uses in the EOF zone and establish standards for additional limited uses in the EOF zones.

*Staff Recommendation: Transmit Comments to County Council*

**(NOTE: Action required for County Council public hearing of 1/12/16)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: By consensus, approved staff recommendation to transmit comments, discussed during the meeting, to the County Council and as stated in the attached transmittal letter.**

Planning Department staff offered a multi-media presentation and discussed a proposed Zoning Text Amendment (ZTA) that allows and establishes standards for limited additional uses within the Employment Office (EOF) zone. The proposed ZTA would allow Indoor Light Vehicle Sales and Rental, Outdoor Light Vehicle Sales and Rental, and major Vehicle Service Repair as limited uses within Employment Office zones, provided that each use is located on less than a 10-acre tract that is outside a Metro Station Policy area. Staff stated these uses are currently not permitted in the EOF zone, which is intended for office and employment activity and limited residential and neighborhood commercial uses that are not to exceed 30 percent of the total zone uses. Staff recommended denial of the proposed ZTA, stating that while indoor auto sales, rental, and repair could be compatible with the other uses allowed in the EOF zone, outdoor auto sales, rental, and major repair are not appropriate for the zone. Staff recommended requiring applicants to request a zoning change to an applicable floating zone, such as the General Retail Floating zone, through the Local Map Amendment (LMA) process.

Ms. Heather Dlhopsky, attorney representing Mile One Automotive, offered comments regarding the excessive cost and time of the LMA process, and requested that the Board recommend approval of the proposed ZTA.

Following extensive Board discussion with questions to staff, the Board agreed with the staff recommendation for applicants to use the existing LMA process in order to request a zoning change to an existing floating zone.

**5. Zoning Text Amendment No. 15-12 --- Establish the Montgomery Village Overlay Zone.**

*Staff Recommendation: Transmit Comments to County Council*

**(NOTE: Action required for County Council public hearing of 1/12/16)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: By consensus, approved staff recommendation to transmit comments, discussed during the meeting, to the County Council and as stated in the attached transmittal letter.**

Planning Department staff offered a multi-media presentation and discussed a proposed Zoning Text Amendment (ZTA) that establishes the Montgomery Village Overlay Zone. The proposed ZTA would allow the implementation of the recommendations set forth in the Planning Board Draft of the Montgomery Village Master Plan. Staff recommended approval of the proposed ZTA, stating that it addresses issues that would prevent conformance with front or side setback standards on some properties, which will occur as a result of rezoning from the Town Sector zone to new zoning categories; allows existing uses that were permitted under the previous Town Sector zone to be grandfathered under the proposed new zones; preserves the existing public space and recreation areas owned and maintained by the Montgomery Village Foundation and other homeowners associations; and addresses compatibility between existing and potential redevelopment of vacant parcels.

There followed a brief Board discussion with questions to staff.

**6. Zoning Text Amendment No. 15-13** --- Establish standards for the location of cannabis dispensing facilities in the Takoma Park Overlay Zone.

*Staff Recommendation: Transmit Comments to County Council*

**(NOTE: Action required for County Council public hearing of 1/12/16)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: By consensus, approved staff recommendation to transmit comments, discussed during the meeting, to the County Council and as stated in the attached transmittal letter.**

Planning Department staff offered a multi-media presentation and discussed a proposed Zoning Text Amendment (ZTA) that establishes standards for the location of medical cannabis dispensing facilities within the Takoma Park Overlay zone. The proposed ZTA would allow medical cannabis dispensing in the Commercial/Residential/Town (CRT) and Neighborhood Retail (NR) zones within the Takoma Park/Silver Spring Commercial Revitalization Overlay zone, provided that the facility is located at least 500 feet from the property line of any existing elementary, middle, or high school lot. Staff stated that it is not necessary to place a distance of 500 feet between dispensaries and schools, noting that cannabis would fall under the same category as any other legal medicinal substance that is State monitored and regulated. Facilities legally selling or distributing medical cannabis would be no different than pharmacies under State law. Staff added that the current Zoning Ordinance provides adequate setback requirements, and that there are currently no CRT or NR-zoned properties located within the Overlay zone that are within 500 feet of a school.

Following extensive Board discussion regarding the lack of specific language regarding private schools, the Board instructed staff to review the Takoma Park Overlay zone in order to locate any existing private schools within the area.

**7. Zoning Text Amendment No. 15-14 ---** Exempt vehicles doing business on a site with a conditional use from the condition use amendment process.

*Staff Recommendation: Transmit Comments to County Council*

**(NOTE: Action required for County Council public hearing of 1/12/16)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: By consensus, approved staff recommendation to transmit comments, discussed during the meeting, to the County Council and as stated in the attached transmittal letter.**

Planning Department staff offered a multi-media presentation and discussed a proposed Zoning Text Amendment (ZTA) that exempts business vehicles, specifically food trucks, doing business on a conditional use site, from the conditional use amendment process. The proposed ZTA would eliminate the requirement for a special exception amendment or conditional use amendment to allow a permitted use in a property zone, provided that the use occurs in a mobile vehicle, that vehicles can access the property from abutting rights-of-way, that all uses on the site comply with minimum parking requirements, and that the use does not occur in areas designated as open or green space. While staff agreed with allowing specific mobile uses on sites with existing special exception or conditional uses, they expressed concern with the total abandonment of the amendment process, noting that conditions unique to a particular approval could be violated without regard. Staff recommended that if the proposed change will not have a major impact on a neighborhood, it could be reviewed as a minor amendment to be approved administratively. Staff also recommended that if the County Council decides that no vehicles falling under the parameters of the proposed ZTA should require a major amendment, the ZTA can be amended to require a minor amendment under the established standards. Staff added that if the Council decides that the \$1,500 cost for review under the minor amendment process is excessive for a business located in a mobile vehicle, the fee schedule could be amended.

Following extensive Board discussion with questions to staff, the Board recommended that rather than exempting all vehicles from the required amendment process, the proposed ZTA should allow vehicles that do not violate conditions imposed on the special exception use site to do business. Should a vehicle violate a condition, a minor amendment review would be required.

**\*8. Country Club Hills, Preliminary Plan No. 120140110 --- R-60 Zone, 0.19 acres, Request to create one lot on River Road, located approximately 525 feet west of the intersection with Springfield Drive, Bethesda-Chevy Chase Master Plan.**

*Staff Recommendation: Approval with Conditions and Adoption of Resolutions*

**BOARD ACTION**

**Motion: DREYFUSS/FANI-GONZÁLEZ**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

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

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan request to combine parts of two lots to create one lot. The 0.19-acre site, part of lots 8 and 9, block A, is located on the south side of River Road (MD 190), approximately 600 feet west of the intersection of Springfield Drive and Ridgefield Road, and zoned Residential in the Bethesda-Chevy Chase Master Plan area. The site is also located within the Little Falls watershed and is currently undeveloped and consists of trees and vegetation. While the site has approximately 71 feet of frontage on MD 190, there is no access to the site from MD 190. South of the site is adjacent lot 21, block 22, located on Ridgefield Road. Lot 21 is developed with a detached single-family residence and a driveway that accesses Ridgefield Road, and is also owned by the applicant. The applicant proposes to combine parts of lots 8 and 9 into an 8,276-square foot lot, proposed lot 29, which will access Ridgefield Road via a driveway to be constructed on a 10-foot wide easement located on lot 21. Staff stated that as a condition of approval, the applicant has agreed to implement all off-site planting portions of the Tree Save Plan. Staff added that the proposed plan meets the Subdivision Regulations, and the Master Plan and transportation requirements.

There followed a brief Board discussion with questions to staff.

**9. CLOSED SESSION**

According to MD ANN Code, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

**The topic to be discussed is the proposed acquisition of land as an addition to Olney Manor Recreational Park.**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.**

**10. ~~CLOSED SESSION~~**

~~According to MD ANN Code, General Provisions Article, §3-305(b)(7) According to MD ANN Code, General Provisions Article, §3-305(b)(7), consult with counsel to obtain legal advice. **REMOVED**~~

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**      **This Item was removed from the Planning Board Agenda.**

**\*11. Century**

**A. Sketch Plan 320160020** --- CR-2.0 C-1.25 R-1.0 H-145T Zone and in the Germantown Transit Mixed Use Overlay Zone; 57.6 gross acres; Request for a phased mixed-use development with maximum of 2,114,230 square feet including residential, office, hotel, retail and restaurant uses; Located on Century Boulevard opposite to Cloverleaf Center Drive; 2009 Germantown Employment Area Sector Plan.

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**B. Extension Request for Site Plan 82003007B** CR-2.0 C-1.25 R-1.0 H-145T Zone and in the Germantown Transit Mixed Use Overlay Zone; 57.7 gross acres; Request to extend the review period for Phase 1 Site Plan of a mixed-use project with up to 437,420 SF of non-residential uses and up to 899,872 SF of residential uses; Located on Century Boulevard opposite to Cloverleaf Center Drive; 2009 Germantown Employment Area Sector Plan.

*Staff Recommendation: Approval of the extension request*

**BOARD ACTION**

**Motion:**                    **A. DREYFUSS/ FANI-GONZÁLEZ**  
                                 **B. WELLS-HARLEY/PRESLEY**

**Vote:**

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

**Nay:**

**Other:**

**Action:**            **A. Approved staff recommendation for approval, subject to conditions, and adopted the attached Resolution.**

**B. Approved staff recommendation for approval of the proposed site plan extension request to February 18, 2016.**

In keeping with the December 24 technical staff report, Planning Department staff offered a multi-media presentation and discussed the sketch plan request for a phased mixed-use development with a maximum of 2,114,230 square feet including residential, office, hotel, retail, and restaurant uses. The 57.6-acre property is located on Century Boulevard opposite to Cloverleaf Center Drive in the Germantown Employment Area. The adjacent uses consist of commercial and office uses surrounded by large areas of surface parking. The property will be served by the Corridor Cities Transitway (CCT), which is planned to run along Century Boulevard, with an anticipated stop in front of the property. The applicant must provide a minimum of 20 percent of the net lot area as public open space in order to qualify for 20 points of incentive density and must also provide public art on-site. There are several significant existing trees, wetlands, and existing conservation easements primarily located along the

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**\*11. Century - A. Sketch Plan 320160020 & B. Extension Request for Site Plan 82003007B**

CONTINUED

northern and eastern edges of the site. A major utility right-of-way for PEPCO with an access easement through the property is located in the northeastern corner. The Plan includes a cluster of five multi-family buildings with a combined total of 300 dwelling units on the northern portion of the property. This cluster also features a clubhouse and swimming pool amenity area.

Most of the 5-story buildings will front on Century Boulevard and the new street that will be constructed to enter the property from Century Boulevard. Along Century Boulevard on the southern portion, the plan includes a cluster of 160 townhouses and 28 two-over-two dwelling units. Most of the units front onto the streets, including Century Boulevard and other internal streets, while some units front onto internal open space areas. All units are rear-loaded from alleyways. Between the two residential clusters along Century Boulevard, the ultimate buildout plan proposes two mixed-use buildings with respective heights of 100 and 143 feet. The building closest to Century Boulevard will have retail uses, including a potential grocery store at ground level, with four-story parking, and eight-story residential uses above. The adjacent building to the east will also have retail uses at the ground level with three-story above-grade parking and five-story of office uses above.

Mr. Patrick O'Neil, attorney representing the applicant, introduced Mr. Campbell Smith, the applicant, and Mr. Robert Graham, member of the applicant's team, offered brief comments, and concurred with the staff recommendation.

At the Board's request, Messrs. Smith and Graham offered comments and answered questions from the Board.

Staff also discussed the applicant's request for a site plan extension, which staff recommended the Board approve to February 18, 2016.

**\*12. Taco Bell- Takoma Park, Site Plan 820150150** --- CRT 2.5, C 2.0, R 1.5, H 100, 0.56 acres, Request for a redevelopment of an existing surface parking lot for a free-standing 2,063 square foot restaurant and drive-through; located in the northeast quadrant of the intersection with New Hampshire Avenue and Holton Lane, Takoma Park; Takoma Langley Crossroads Sector Plan.  
*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

**Motion: DREYFUSS/PRESLEY**

**Vote:**

**Yea: 4-0-1**

**Nay: FANI-GONZÁLEZ**

**Other:**

**Action: 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 the proposed site plan request for the redevelopment of an existing surface parking lot to build a free-standing 2,063-square foot restaurant with drive-thru. The 0.56-acre property is located in the northeast quadrant of the intersection of New Hampshire Avenue and Holton Lane in the Takoma Langley Crossroads Sector Plan area. The site plan application is required only because the proposed drive-thru is a limited use, which may only be approved under a site plan. The building will be approximately 23 feet in height and will be placed at the southwest corner of the property, near the intersection of New Hampshire Avenue and Holton Lane and will have 27 surface parking spaces. Access to the restaurant will be provided via a driveway from Holton Lane and through the parking lot of the adjacent Aldi Supermarket. The proposed Taco Bell restaurant replaces the one that was displaced at the intersection of New Hampshire Avenue and University Boulevard by the construction of a new transit center. Staff noted that the proposed restaurant with drive-thru does not fully implement the vision of the Sector Plan but is an interim use, and approval of this application will not compromise future realization of the Sector Plan's recommendations. The proposed building and site design will not hinder the eventual development of the property and the surrounding area as a new mixed-use neighborhood because the building does not represent such a significant investment which would prevent it from being removed whenever a more significant project is proposed for the site.

Staff has received 12 letters in support and 17 letters in opposition to the proposed application, which raised concerns about conformance with the Sector Plan, traffic impact, and the adequacy of the statement of need submitted with the application.

Ms. Stacy Silber, attorney representing the applicant, introduced members of the applicant's team, discussed the proposed project and concurred with the staff recommendation.

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**\*12. Taco Bell- Takoma Park, Site Plan 820150150**

CONTINUED

Mr. Michael Majestic of JBG Development, the applicant, offered brief comments.

The following speakers offered testimony: Reverend Gladys Harvey of Ritchie Avenue; Ms. Donna Victoria of Merwood Drive; Mr. Seth Grimes of Willow Drive; Ms. Melanie Isis, Executive Director of the Takoma/Langley Crossroads Development Authority; Mss. Gretchen Kapuscik of Glenside Drive; and Mr. Mikeljon Nikolich of Glenside Drive.

There followed a brief Board discussion with questions to staff and the applicant's representative.

Commissioner Fani-González voted against the proposed application, stating that she has lived in the area and traffic has always been an issue, and she does not agree that the area needs another fast-food restaurant, especially not with a drive-thru at this juncture.

**13. Bethesda Downtown Sector Plan – Worksession #6**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing and speakers' comments, followed by Board discussion.**

Planning Department staff noted that this worksession is a continuation of the previous worksession and will cover a discussion of the zoning and building height recommendations as outlined in the Public Hearing Draft, along with the zoning and building height changes requested by property owners. Staff presentation will be on a district-by-district basis for the Arlington North, Arlington South, and the Battery Lane districts, with property owners and/or their representatives offering comments. Staff briefly summarized the findings for each district. The Arlington North district is a transitional zone between the urban core and single-family neighborhoods to the west of the Sector Plan area. Houses used as offices are located along both Montgomery Lane and Arlington Road. The district is located between Woodmont Avenue and Arlington Road and extends from Hampden Lane to Moorland Lane. There are opportunities for both open space and connectivity improvements to enhance this area for residents. The Plan envisions to retain the district's mainly residential focus with a mix of low, mid, and high-rise residential development and to continue as a transitional zone between the more commercial urban core and residential neighborhoods west of Arlington Road. Arlington South is an emerging center of activity with potential for commercial and residential redevelopment. As an automobile-oriented retail district, convenience and abundance of parking will be critical for this district as redevelopment occurs.

The Battery Lane district consists primarily of garden and mid-rise apartment buildings on either side of Battery Lane between Woodmont Avenue and Old Georgetown Road, south of the National Institutes of Health (NIH) campus. The Plan envisions to retain the residential character of this district with a mix of low, mid, and high-rise residential development, and to improve access and connectivity for pedestrians. The South Bethesda district is an established residential neighborhood situated north of Norwood Local Park. It has a garden character with tree-lined streetscapes and planted setbacks. The Plan envisions to retain much of the residential character with a mix of low to mid-rise residential development, with improved access and connectivity for pedestrians.

The following speakers offered comments: Ms. Holly Clemens of Battery Lane; Mr. Doug Wrenn of Rodgers Consulting Inc.; Mr. Anthony Falcone of Wisconsin Avenue and representing Aldon Management Company; Ms. Laura Brown of Wisconsin Avenue and

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**13. Bethesda Downtown Sector Plan – Worksession #6**

CONTINUED

representing Aldon Management Company; Ms. Barbara McCall of Chevy Chase Drive and representing the South Bethesda/Bradley House Condo Association; Ms. Heather Dlhopsky of Linowes & Blocher; Mr. Andrew Cretal of West Park Drive; Mr. Dave Brown of Jefferson Street; Ms. Francoise Carrier of Bregman, Berbert, Schwartz & Gilday, LLC; Mr. Robert Brewer Jr. of Lerch, Early & Brewer; Mr. Ben Stoll of Massachusetts Avenue; Ms. Erica Leatham of Ballard Spahr; Ms. Mona Sorfaley of Leland Street; Mr. Pat Harris of Lerch, Early & Brewer; and Mr. Robert Harris of Lerch, Early & Brewer.

Following a brief Board discussion, Chair Anderson noted that the South Bethesda district will be discussed at the next worksession.