



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, April 21, 2016, at 9:10 a.m. in the Montgomery Regional Office (MRO) in Silver Spring, Maryland, and adjourned at 10:52 a.m.

Present were Chair Casey Anderson and Commissioners Norman Dreyfuss and Amy Presley. Vice Chair Marye Wells-Harley was necessarily absent. Commissioner Natali Fani-González joined the meeting at 9:57 a.m. during discussion of Item 3.

Items 1 and 3 are reported on the attached agenda.

Item 2 was postponed.

There being no further business, the meeting was adjourned at 10:52 a.m. Planning Board members, accompanied by Planning Department staff, as well as representatives from the City of Rockville and the City of Gaithersburg, took a tour of the Crown Farm and King Farm developments at 11:10 a.m. and returned to MRO at 3:40 p.m. The next regular meeting of the Planning Board will be held on Thursday, April 28, 2016, in the Montgomery Regional Office in Silver Spring, Maryland.

James J. Parsons
Technical Writer

Montgomery County Planning Board Meeting
Thursday, April 21, 2016
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Black Hill Project Plan 92012004A - MCPB No. 16-024
2. Black Hill Preliminary Plan 12012021A – MCPB No. 16-025
3. Black Hill Site Plan 820150060 – MCPB No. 16-026
4. Black Hill Site Plan 82013025A – MCPB No. 16-027
5. Mateny Hill Road Preliminary Plan 120150070 – MCPB No. 16-038
6. Mateny Hill Road Site Plan 820160020 – MCPB No. 16-039

BOARD ACTION

Motion: **PRESLEY/DREYFUSS**

Vote:

Yea: **3-0**

Nay:

Other: **WELLS-HARLEY & FANI-GONZÁLEZ ABSENT**

Action: **Adopted the Resolutions cited above, as submitted.**

***B. Record Plats**

Subdivision Plat No. 220150280, Rock Creek Estates

R-90 zone; 1 lot; located in the southeast quadrant of the intersection of Susanna Lane and Jones Mill Road; Bethesda – Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: PRESLEY/DREYFUSS

Vote:

Yea: 3-0

Nay:

Other: WELLS-HARLEY & FANI-GONZÁLEZ ABSENT

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

***C. Other Consent Items**

A. Chick-fil-A Germantown, Site Plan Amendment No. 81999001G

CR-2.0 Zone, 0.256 acres, request to construct approximately 344 square feet of additional kitchen storage space to an existing restaurant located at 19945 Century Boulevard, located north of the intersection of Aircraft Drive and Germantown Road, Germantown Sector Plan.

Staff Recommendation: Approval with conditions and Adoption of the Resolution

B. Dowden's Station: Extension Request for Site Plan No. 820160060

The Applicant is requesting a 14-weeks (July 28, 2016) extension of the Site Plan application, because there are a number of unresolved issues and agency approvals that require more significant review time beyond the 30-day extension. The subject property is 24.37 acres of land zoned PD-4, within the Clarksburg Master Plan Area/ Clarksburg Special Protection Area.

Staff Recommendation: Approval

BOARD ACTION

Motion: A & B. PRESLEY/DREYFUSS

Vote:

Yea: A & B. 3-0

Nay:

Other: WELLS-HARLEY & FANI-GONZÁLEZ ABSENT

Action: A. Approved staff recommendation for approval of the Site Plan Amendment cited above and adopted the attached Resolution.

B. Approved staff recommendation for approval of the Site Plan Extension cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of April 7, 2016

BOARD ACTION

Motion: PRESLEY/DREYFUSS

Vote:

Yea: 3-0

Nay:

Other: WELLS-HARLEY & FANI-GONZÁLEZ ABSENT

Action: Approved Planning Board Meeting Minutes of April 7, 2016, as submitted.

***2. 8711 Georgia Avenue (Wells Fargo Bank), Limited Site Plan Amendment 82008023C ---**
CBD-2 Zone, 0.87 acres, Request to add a drive-up ATM and teller in the alley along the south
building face and reduce the public use space on site; located at 8711 Georgia Avenue approximately
250 feet northeast of Cameron Street, Silver Spring CBD Sector Plan.——**POSTPONED**

Staff Recommendation: Denial of the Limited Amendment

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Item was postponed.

3. Home 2 Suite, Adequate Public Facilities Test No. APF201602 --- Request for Transportation Adequate Public Facilities determination for a ~~59,000~~ 62,000-square-foot hotel with 100 rooms replacing an existing 20,831-square-foot office building on Parcel 23, under County Code Section 8-31(b), Article IV to obtain a building permit, 1.44 acres of recorded parcel, zoned CRT-1.5, C-1.0, R1.0, H-75'; located at 1701-1729 Elton Road, Silver Spring, within the 2014 White Oak Science Gateway Master Plan area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: PRESLEY/DREYFUSS

Vote:

Yea: 3-0

Nay:

Other: WELLS-HARLEY ABSENT
FANI-GONZÁLEZ ABSTAINED

Action: Approved staff recommendation for approval of the Adequate Public Facilities finding cited above, subject to revised conditions discussed during the meeting, and as stated in the attached adopted Resolution.

Planning Department staff offered a multi-media presentation and discussed a Transportation Adequate Public Facilities (APF) determination for the proposed construction of a 62,000-square foot hotel. The 1.44-acre site, identified as recorded parcel 23, is located on the south side of Elton Road, approximately 500 feet east of its intersection with New Hampshire Avenue, and zoned Commercial/Residential/Town in the White Oak Science Gateway Master Plan area and White Oak Policy Area. The site is currently developed with an existing 20,831-square foot office building. Staff stated that because the property is a recorded lot, does not abut or confront any residential or agricultural land, and because the proposed project will occur under the standard method of development, no Preliminary Plan or Site Plan is required. Only the APF determination is required to obtain a building permit, at which time the Montgomery County Department of Permitting Services (DPS) will determine project compliance with applicable development standards for the current zone.

For purposes of the Transportation Policy Area Review (TPAR) and Local Area Transportation Review (LATR) payment calculations, staff recommended limiting the APF determination to development of up to 62,000 square feet of hotel use and 100 rooms. Staff also recommended requiring the applicant to make a TPAR payment equal to 50 percent of DPS required development impact tax; to pay an LATR fee for any new additional peak-hour trips, which will be based on the difference between the trips generated by the proposed hotel and the trips generated by the current use; to enter into a Traffic Mitigation Agreement with the Planning Board and Montgomery County Department of

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3. Home 2 Suite, Adequate Public Facilities Test No. APF201602

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Transportation, in which the applicant will agree to participate in the future White Oak Policy Area Transportation Management Organization to assist in achieving the 25 percent Non-Auto Driver Mode Share goal; and to upgrade the existing sidewalk along Elton Road as required by DPS.

Messrs. Shane Pollin and Gus Bauman, members of the applicant's team, offered comments.

Mr. William Kominers, attorney representing the applicant, offered comments, and requested revisions to the language contained in the staff recommendations regarding the amount and timing of the required LATR payment; the calculation method for the additional trips generated by the proposed hotel, specifically the calculation for the number of trips that the applicant would be required to mitigate; and the design of the required sidewalk upgrade.

The following speakers offered testimony: Ms. Luanne Spiller of the Hillandale Citizens Association; Ms. Lillie Richard Brown of Forest Dale Drive; and Ms. Eileen Finnegan of Sweetbriar Parkway.

Following extensive Board discussion with questions to staff and Messrs. Kominers, Pollin, and Bauman, the Board did not agree to the requested changes to the staff conditions regarding the LATR payment and the calculation of additional trips, but agreed to the requested change in language regarding the design of the sidewalk.

Commissioner Fani-González abstained from voting because she was not present for a significant portion of the discussion.