



THE MONTGOMERY COUNTY PLANNING BOARD AGENDA

8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4605
www.montgomeryplanningboard.org

Thursday, April 4, 2013

FINAL - REVISED
Thursday, April 4, 2013 - 4:00 pm

Please note:

1. Unless otherwise noted, Planning Board meetings are held on Thursdays and begin at 9:00 a.m. The agenda is subject to change and certain items may be postponed or added.
2. The Planning Board encourages public testimony unless otherwise noted on the agenda. Refer to the **Planning Board Rules of Procedure** for more information on public testimony. Any individual or organization may submit a written statement for consideration by the Planning Board. Written comments must be received in the Chair's office at least 24 hours in advance of the Planning Board hearing date, referencing the hearing date and item, to be reviewed by the Board and included in the official record of the hearing. Written comments received within 24 hours before a hearing date will be placed in the file, but will not be considered by the Planning Board or included in the official record. Comments should be transmitted via e-mail to MCP-Chair@mncppc-mc.org, faxed to Chair Françoise Carrier at 301-495-1320, or addressed to: Françoise Carrier, Chair, Montgomery County Planning Board, 8787 Georgia Avenue, Silver Spring, Maryland 20910.
3. Copies of testimony presented orally or copies of correspondence will not be distributed at the hearing.
4. Occasionally due to time constraints, the Planning Board may limit the total amount of time dedicated to public testimony. Public testimony may not be taken for items identified as Briefings, Worksessions and/or Roundtables. On other occasions when no public testimony will be taken, the agenda will specify.
5. To testify on an agenda item, **sign-up online** or call 301-495-4605 before 4:00 pm the day before the meeting. On the day of the meeting, please see the clerk in the Board Auditorium to sign-up. Submission of written comments does not constitute signing up to speak.
6. View the Planning Board proceedings live on our website for meeting updates: www.montgomeryplanningboard.org.
7. The Planning Board makes the final decision on any agenda items with an (*). On such matters, Maryland law and the Planning Board's Rules of Procedure prohibit any member of the public from directly contacting or communicating with Board members outside the public hearing setting. See the **Outside Communications** section of the **Planning Board Rules of Procedure** for more information.

The Montgomery County Planning Board is no longer mailing meeting agendas to county residents and associations. To stay involved, consider subscribing to our weekly e-newsletter, **InfoShare**

9:00 AM PLANNING BOARD MEETING - MRO AUDITORIUM

**** For more details about the Planning Board's action on any item, you may link to the videotaped hearing after noon on the day following the meeting and select the item you wish to hear. ****

Item 1

Consent Agenda

*A. Adoption of Resolutions

1. GEICO (Friendship Commons) Preliminary Plan 119990390 MCPB No. 12-101
Planning Board Action/Decision: Adopted.
2. Clarksburg Childcare Center Water Quality Plan S-2850 MCPB No. 12-134
Planning Board Action/Decision: Adopted.
3. Boswell's Addition to Riding Stable Estates 120080080 MCPB No. 13-35
Planning Board Action/Decision: Adopted.
4. Dennis Avenue Health Center FCP MR2013001 – MCPB No. 12-112

Planning Board Action/Decision: Adopted.

***B. Record Plats**

1. Subdivision Plat No. 220131030, Glen Echo Heights

R-90 zone, 1 lot; located on the south side of Walhonding Road, 400 feet northwest of Waneta Road; Bethesda-Chevy Chase Master Plan.

Planning Board Action/Decision: Approved.

2. Subdivision Plat No. 220131070, Bradley Hills

R-90 zone, 2 lots; located on the west side of Bradley Boulevard, 200 feet northwest of Pembroke Road; Bethesda-Chevy Chase Master Plan.

Planning Board Action/Decision: Approved.

***C. Other Consent Items**

*S. Dickel/A.
Lindsey*

Site Plan Amendment 82003006B Residence Inn by Marriott (Westfarm Technology Park) - REVISED, 3.83 acres, I-3 Zone, construction of a five foot wide sidewalk, installation of street trees and street lights and limited grading along Cherry Hill Road; location of existing wrought iron fence, per approved Special Exception S-2552; and a Forest Conservation Plan Amendment to reduce existing Category II Forest Conservation Easement along Cherry Hill Road by ~~0.09~~ **0.12** acres. Southwest corner of Cherry Hill Road and Plum Orchard Drive, within the 1997 *Fairland Master Plan*.

Planning Board Action/Decision: Approved.

***D. Approval of Minutes**

Minutes of February 28, 2013

Planning Board Action/Decision: Approved.

Item 2

Corrective Map Amendments

R. Kamen

Request to authorize staff to submit Corrective Map Amendments G-927- G-936, G-938 – G-948, and G-952 with the District Council, pursuant to §59-H-10.2, in order to correct technical errors that led to inaccurate depictions of the zoning boundaries and zoning classifications for certain properties on the official zoning maps; with a Planning Board recommendation of approval.

Planning Board Action/Decision: Approved.

Item 3

Staff Draft Countywide Transit Corridors Functional Master Plan -

REVISED

L. Cole

Proposed Public Hearing Draft

Appendix

Planning Board Action/Decision: Approved.

Item 4

Zoning Code Revision Implementation

P. Dunn

Attachment 1 - Attachment 2 - Attachment 3 - Attachment 4

12:30 PM LUNCH

Item 5**Closed Session***S. Dixon/K. Stookey*

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(7) to consult with counsel to obtain legal advice

Item 13**Closed Session - ADDED***D. Lieb*

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(7) to consult with counsel to obtain legal advice

Item 6**Closed Session***C. Moise*

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(13) to comply with specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter

1:30 PM**PLANNING BOARD MEETING CONTINUES - MRO AUDITORIUM****Item 7****Roundtable Discussion***M. Bradford*

Parks Director's Report

Item *8**8621 Georgia Avenue***E. Grayson*

***A. Project Plan Amendment Review No. 92010001A, 8621 Georgia Avenue**, CBD-2, 0.69 acres, Amendment to change the use from office/retail to residential/retail, including up to 292 multi-family dwelling units and 1,619 square feet of retail, and to revise the building footprint; located on Georgia Avenue approximately 75 feet west of the intersection with Colesville Road (US 29), Silver Spring CBD

Planning Board Action/Decision: Approved.

***B. Site Plan Amendment Review No. 82011006A, 8621 Georgia Avenue**, CBD-2, 0.69 acres, Amendment to change the use from office/retail to residential/retail, including up to 292 multi-family dwelling units and 1,619 square feet of retail, and to revise the building footprint; located on Georgia Avenue approximately 75 feet west of the intersection with Colesville Road (US 29), Silver Spring CBD

Planning Board Action/Decision: Approved as amended.

Item *9**Bethesda Center***J. Marcolin*

***A. Preliminary Plan Limited Amendment Review No. 12012007A, Bethesda Center**, CBD-2 Zone, 2.14 acres, Amendment to increase the number of hotel rooms by three and reallocate the 961 square feet of restaurant/retail use to office and hotel use, located on Wisconsin Avenue at the northeast intersection with Norfolk Avenue, Bethesda CBD

Planning Board Action/Decision: Approved.

***B. Site Plan Review No. 820120210, Bethesda Center**, CBD-2 Zone, 2.14 acres, 466,470 square feet of mixed-use development including 194,195 square feet of hotel, 4,340 square feet of restaurant, 4,377 square feet of retail and 257,437 square feet of office use, located on Wisconsin Avenue at the northeast intersection with Norfolk Avenue, Bethesda CBD

Planning Board Action/Decision: Approved.

Item *10

Site Plan 820120150: Winchester Phase 3 - Cabin Branch - REVISED

S. Pereira

(includes a Final Water Quality Plan and a Final Forest Conservation Plan)
185 residential dwelling units (including 10 MPDUs) consisting of 128 one-family detached and 57 one-family attached units using 56 TDRs, southwest quadrant of the intersection of Clarksburg Road and Interstate 270, 36.96 acres, RMX-1/TDR Zone, Clarksburg Master Plan.
Planning Board Action/Decision: Approved as amended.

Item 11

Long Branch Sector Plan Worksession No. 4

M. Williams

Matrix
Planning Board Action/Decision: Discussion.

6:15 PM

DINNER

Item 14

Closed Session - ADDED

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(1) to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of Commission appointees, employees, or officials; or to discuss any other personnel matter that affects 1 or more specific employees

7:30 PM

PLANNING BOARD MEETING CONTINUES - MRO AUDITORIUM

Item 12

Staff Draft White Oak Science Gateway Master Plan

N. Sturgeon

Staff Draft
(No public testimony will be taken)
Planning Board Action/Decision: Approved.

9:30 PM

ADJOURN