



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

**CONSENT ITEM**  
**MCPB 03-15-2007**

**MEMORANDUM**

DATE: March 2, 2007  
 TO: Montgomery County Planning Board  
 VIA: Rose Krasnow, Chief *RK*  
 Robert Kronenberg, Acting Supervisor *RAK*  
 Development Review Division  
 FROM: Elza Hisel-McCoy, Assoc. AIA, LEED-AP *em*  
 Development Review Division  
 (301) 495-2115



REVIEW TYPE: **Site Plan Amendment**  
 CASE #: **82004016A**  
 PROJECT NAME: Wildwood Manor Shopping Center  
 APPLYING FOR: Amendment to modify the site plan to: 1) provide an automated teller machine (ATM) and associated pedestrian access; 2) relocate plantings displaced by the ATM access; 3) reconfigure the accessible parking space; and 4) revise the type of bike rack.

REVIEW BASIS: Div. 59-D-3.7 of Montgomery County Zoning Ordinance for Site Plan Amendments

ZONE: C-1  
 LOCATION: Located in the northeast quadrant of the intersection of Old Georgetown Road and Cheshire Drive  
 MASTER PLAN: North Bethesda/Garrett Park  
 APPLICANT: Federal Realty Investment Trust  
 FILING DATE: October 4, 2006  
 HEARING DATE: March 15, 2007

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**STAFF RECOMMENDATION:** Approval, with conditions, of the proposed amendments to Site Plan #820040160 and the attached draft Planning Board Resolution for Site Plan #82004016A.

**BACKGROUND**

Wildwood Manor Shopping Center was constructed before the zoning regulations required site plan approval by the Planning Board. In 2004, the developer sought to expand an existing pad site at the Center, zoned C-1, to accommodate a new bank. Section 59-C-4.341.2 of the zoning code requires that "Any development or redevelopment of any portion of land zoned C-1 where C-1 zoning is in excess of 15 acres at one location requires approval of a site plan in accordance with Division 59-3." The total area of the two C-1-zoned shopping centers located near the intersection of Old Georgetown Road and Democracy Boulevard, Wildwood Manor and Georgetown Square, exceeds 15 acres. The developer,

Federal Realty Investment Trust, submitted, and on January 8, 2004, the Planning Board approved, Site Plan 820040160 for the 609 square-foot bank building expansion and associated parking and landscaping.

As a result of a routine inspection of the site on August 17, 2005, Development Review Inspection Staff documented five (5) areas of non-compliance with the approved site plan, including displacement of a planting bed by the addition of an ATM not included on the approved site plan. Inspection staff transmitted to Federal Realty a detailed inspection report on August 18, 2005, and followed up with a Notice of Violation on December 16, 2005. On February 21, 2007, staff issued a Citation, for \$9,880, for two areas that had not been rectified by the date included in the Violation: the displaced planting bed and incorrectly installed accessible parking space. The applicant paid the fine on March 2, 2007.

### **PROPOSED AMENDMENT**

The applicant filed site plan amendment 82004016A on October 4, 2006, describing the changes, completed prior to application, to the approved site plan. These changes are limited to:

1. installation of an ATM and construction of associated walkways and steps for pedestrian access;
2. an increase to the bank's total area by 28 square feet, from the approved 1,224 to the built 1,252;
3. relocation and reconfiguration of an accessible parking space in front of the bank and delete one supernumerary regular parking space;
4. installation of a different style of bike rack from that specified in the approved plan;
5. relocation of planting areas from the approved site plan that have been displaced by the addition of the ATM and its appurtenances.

### **PUBLIC NOTICE**

The applicant sent notice regarding the subject site plan amendment to all parties of record in October 2006. The notice gave the interested parties 15 days to review and comment on the amended site plan. Staff received no comments.

### **STAFF REVIEW AND RECOMMENDATION**

The proposed amendment is consistent with the provisions of Section 59-D-3.7 of the Montgomery County Zoning Ordinance for Site Plan Amendments. The modest increase in the bank's total floor area remains in compliance with zoning and previous approvals, and the removal of one parking space does not affect the center's overall compliance with parking requirements. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan. Staff recommends **APPROVAL** of the Minor Site Plan Amendment for Wildwood Manor Shopping Center (Site Plan No. 82004016A) for modifications to the approved site plan.

### **ATTACHMENTS**

- A. Site Description and Vicinity
- B. MCDPS Approval
- C. Draft Planning Board Resolution

ATTACHMENT A: VICINITY MAP FOR SITE PLAN AMENDMENT 82005016A

**Site Description and Vicinity**

The Wildwood Manor Shopping Center is located on the east side of Old Georgetown Road, across from the intersection with Democracy Boulevard. The bank site is itself at the southern end of the Shopping Center, north of Cheshire Drive.



ATTACHMENT B: MCDPS APPROVAL

**Hisel-McCoy, Elza**

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**From:** Campbell, William [William.Campbell@montgomerycountymd.gov]  
**Sent:** Thursday, February 08, 2007 11:47 AM  
**To:** Hisel-McCoy, Elza  
**Subject:** RE: Wildwood Manor Site Plan Amendment

Elza

I agree with the letter from Kim Currano with Greenhorne & O'Mara. The current Storm Water facilities are adequate for the changes proposed at this time for the Wildwood Manor Shopping Center.

Bill

William Campbell, CPESC  
Senior Permitting Specialist

William.Campbell@MontgomeryCountyMD.gov

-----Original Message-----

**From:** Hisel-McCoy, Elza [mailto:Elza.Hisel-McCoy@mncppc-mc.org]  
**Sent:** Thursday, February 08, 2007 11:36 AM  
**To:** Campbell, William  
**Subject:** Wildwood Manor Site Plan Amendment

Bill,

Thanks for taking a look at the Wildwood Manor information and for your message. Could you send me an e-mail or letter to the same effect for inclusion in the staff report? Thanks.

Regards,

Elza Hisel-McCoy, Assoc. AIA, LEED-AP  
Senior Planner  
Development Review Division  
Montgomery County Planning Department  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910  
301.495.2115

**ATTACHMENT C: DRAFT PLANNING BOARD RESOLUTION**



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

MCPB No. 07-23  
Site Plan No. 82004016A  
Project Name: Wildwood Manor Shopping Center  
Hearing Date: March 15, 2007

**RESOLUTION**

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on October 4, 2006, Federal Realty Investment Trust ("Applicant") filed a site plan amendment application, designated Site Plan No. 82004016A ("Amendment"), for approval of certain modifications to the approved development; and

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated March 2, 2007, setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on March 15, 2007, Staff presented the Amendment to the Planning Board as a consent item for its review and action.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82004016A for Wildwood Manor Shopping Center, including the following modifications as reflected in the plans stamped by the M-NCPPC on March 2, 2007:

1. installation of an ATM and construction of associated walkways and steps for pedestrian access;
2. an increase to the bank's total area by 28 square feet, from the approved 1,224 to the built 1,252;
3. relocation and reconfiguration of an accessible parking space in front of the bank and delete one supernumerary regular parking space;
4. installation of a different style of bike rack from that specified in the approved plan;
5. relocation of planting areas from the approved site plan that have been displaced by the addition of the ATM and its appurtenances.

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Amendment shall be effective as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this Resolution is \_\_\_\_\_ (which is the date that the Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

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EHM