



MAY 6 2016

MCPB No. 16-046
Site Plan No. 82014019A
AVA Wheaton
Date of Hearing: April 28, 2016

RESOLUTION

WHEREAS, under Montgomery County Code, Section 59-7.1.2 of the Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, under Section 59-7.7.1. B.3 of the Zoning Ordinance, this site plan is being reviewed under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014; and

WHEREAS, on December 10, 2014, by Resolution MCPB No. 14-114, the Planning Board approved Site Plan No. 820140190 for 324 residential units with structured parking on 3.7 acres of CR4 C3.5 R3.5 H100 zoned-land, located in the Northeast quadrant of the intersection of Georgia and Blueridge Avenues ("Subject Property"), in the Kensington/Wheaton Policy Area, *Wheaton CBD and Vicinity Sector Plan* ("Master Plan") area; and

WHEREAS, on March 21, 2016, Avalon Bay Communities, Inc. ("Applicant") filed a site plan amendment application for approval of the following modifications to the originally approved site plan:

1. Relocation of the required wayfinding signs from the right-of-way onto the property;
2. Deletion of the requirement for a new streetlight on Blueridge Avenue;
3. Addition of five street trees along Elkin Street as requested by the MCDOT;
4. Changes to the north façade of the building to be more consistent with the articulation on the other three facades, and minor changes to the other three facades; and
5. Modification of certain amenity spaces including replacing the bike spa with a dog spa, and moving the bike spa to an interior location of the building adjacent to the bike storage facility; and revision to the shape of the rooftop swimming pool and deck.

Approved as to
Legal Sufficiency:

MNCPPC Legal Department

8787 Georgia Avenue, Suite 200, Silver Spring, Maryland 20910

Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org

E-Mail: mcp-chairman@mncppc.org

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82014019A, AVA Wheaton ("Site Plan," "Amendment" or "Application"); and

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated April 15, 2016, setting forth its analysis of and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on April 28, 2016, Staff presented the Amendment to the Planning Board as a consent item for its review and action, at which time the Planning Board, by the vote as certified below, voted to approve the Amendment subject to the following modification to condition 5.c of the original approval:

5.c. The Applicant must establish a wayfinding circulation system. The Wayfinding Plan may include, but is not limited to internal and external signage, banners, lighting and design elements. The Wayfinding Plan must be incorporated into the Certified Site Plan. The locations of the proposed signage shall be free of all obstructions and clearly visible from the directed routes.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), the Planning Board FINDS that this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan and all findings not specifically addressed remain in effect; and

BE IT FURTHER RESOLVED, unless specifically amended, all other conditions of approval for Site Plan No. 820140190 remain valid and in full force and effect; and

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 Site Plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is MAY 6 2016
(which is the date that this 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