



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

MCPB No. 15-148  
Site Plan No.820150120  
Glenmont MetroCentre Phase 1.2 and 1.3  
Date of Hearing: December 10, 2015

DEC 17 2015

**RESOLUTION**

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

WHEREAS, under Section 59-7.7.1.B.1 of the Zoning Ordinance, the Planning Board reviewed this site plan under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014, including the zoning then in effect; and

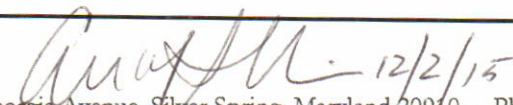
WHEREAS, on June 15, 2012, the Montgomery County Council sitting as the District Council approved Local Map Amendments G-862 and G-863 to rezone a 30.93 acre tract of land ("Parent Tract") to the TS-R zone and approved a Development Plan that allowed up to 1,550 dwelling units, including townhouses, low-rise and mid-rise multifamily buildings, some with retail, live/work units, and up to 90,000 square feet of retail; and

WHEREAS, on September 26, 2013, the Planning Board, by MCPB No. 13-129, approved Preliminary Plan No. 120130080 which was consistent with the Development Plan and outlined the project phasing; and

WHEREAS, on March 26, 2014, the Planning Board, by MCPB No. 14-08, approved Site Plan No. Plan No. 120130080 for 171 townhouse units located on a portion of the Parent Tract, which was consistent with the Development Plan and as outlined in the project phasing as Phase 1.1; and

WHEREAS, on August 12, 2015, Layhill Investment Associates LLC ("Applicant") filed an application for approval of a site plan located on a portion of the Parent Tract for up to 4,000 square feet of retail and up to 260 multi-family dwelling units, including 33 moderately priced dwelling units ("MPDUs") and outlined as Phase 1.2 of the project phasing; and up to 46 townhouses, including 6 MPDUs outlined as Phase 1.3 of the project phasing; on 7.52 acres of CR-2.0, C-0.25, R-2.0, H-120 zoned-land, however being reviewed under the TS-R zone, located at Glenallan Avenue between Georgia Avenue and Layhill Road ("Subject Property"), in the Glenmont Sector Plan ("Sector Plan") area; and

Approved as to  
Legal Sufficiency:

  
M-NCPPC Legal Department  
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WHEREAS, Applicant's site plan application was designated Site Plan No. 820150120, Glenmont MetroCentre Phases 1.2 and 1.3 ("Site Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated November 30, 2015, setting forth its analysis and recommendations for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on December 10, 2015, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain conditions, by the vote as certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 820150120 for 260 multifamily dwelling units, 46 townhouse units, and 4,000 square feet of retail subject to the following conditions:<sup>1</sup>

### **Conformance with Previous Approvals & Agreements**

1. Development Plan Conformance

The development must comply with all binding elements of Local Map Amendments G-862 and G-863, County Council Resolution No. 17-502, dated July 17, 2012.

2. Preliminary Plan Conformance

The development must comply with the conditions of approval for Preliminary Plan No. 120130080 as listed in MCPB Resolution No. 13-129, dated September 26, 2013.

### **Department of Permitting Services**

3. Stormwater Management

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS") Water Resources Section in its letter dated October 26, 2015, and hereby incorporates them as conditions of

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<sup>1</sup> For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.