

ANALYSIS: Conformance to Development Standards

Gross Tract Area	2,625 sf
Net Site Area (after dedication)	sf
Existing Zoning	CBD-1
Proposed Uses:	
First Floor:	Restaurant/Retail (1,091.5 sf)
Second Floor:	Office (1,489.5 sf)
Third Floor:	2 BR Apt. (1,312.5 sf)
Fourth Floor:	2 BR Apt. (1,312.5 sf)

PROJECT DATA TABLE

Development Standard	Permitted/ Required	Proposed
Floor Area Ratio (FAR):		
Commercial	1.00 (2,625 sf)	0.98 (2,581 sf)
Residential	<u>1.00 (2,625)</u>	<u>1.00 (2,625)</u>
Total FAR (Standard Method)	2 (5,250 sf)	1.99 (5,206 sf)
Building Height (ft.):	50'/5 stories	45'/4 stories
Building Coverage (%)	75% (1,970 sf)	58% (1,512)
Setbacks (ft):		
Front:	0	0
Side:	0	0
Rear:	15' w/windows 0' without windows	27'-5"
Parking:		
Restaurant (25 sp/1000):	23	0
(15 sp/1000 outside):	9	0
Office (2.1/1000)	3	0
Residential (2 per unit)	<u>4</u>	<u>0</u>
Total Parking:	39	0*
Public Use Space (% of net lot area):		
On-Site	10% or 262.5 sf	10% or 262.5 sf
Off-Site		10% or 250 sf
Total On and Off-Site Public Use Space		20% or 512.5 sf

* The proposed development is within the Bethesda Parking District and a reduction of the required spaces is permitted in the Parking District. The applicant shall pay a tax to the Parking District for the remaining required spaces for maintenance and upkeep of the facilities.

FINDINGS for Site Plan Review:

1. *The site plan is consistent with an approved development plan or a project plan for the optional method of development, if required.*
2. *The site plan meets all of the requirements of the zone in which it is located.*

See Project Data Table above.

3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. **Location of Buildings**

The layout of the building was designed and oriented to incorporate architectural features consistent with the residential uses for a Central Business District.

The building is located directly adjacent to the parking facility with an opening for pedestrian access on the north side of the building. The building is consistent with other structures and uses within the Bethesda CBD. The primary front for the building is on Fairmont Avenue with access to the upper floors on the north side of the building via elevators.

b. **Open Spaces**

Storm water management concept was approved on September 18, 2003 by DPS and consists of partial on-site water quality control via roof planters, reduced impervious and Ecostone pavers. On-site recharge is not required.

The minimum amount of public use space of 10% is provided on-site along the frontage of the property on Fairmont Avenue. An additional 10% of public use space is provided off-site and consists of the installation of brick pavers and a street tree in the right-of-way for Fairmont Avenue adjacent to the site.

c. **Landscaping and Lighting**

The landscaping and lighting provides safety and efficiency for daily users of the site, neighboring residents and visitors in this urban setting.

The applicant proposes streetscape improvements that are consistent with the design and materials specified in the Bethesda Streetscape Plan (April 1992).

On-site improvements will include of specialty paving and lighting in conjunction with the building façade on the frontage of the property. Off-site improvements will include streetscape improvements along the property frontage of Fairmont Avenue. The improvements will consist of a street tree, specialty pavers and

specialty lighting as outlined in the *Bethesda Streetscape Manual*.

The brick pavers have been extended from the Fairmont Avenue streetscape to the rear of the property for access to the rear of the units. The brick pavers turn into concrete pavers situated around a trellis system and patio area in the rear of the site. The landscaped patio will provide internal green space for the retail and restaurant patrons.

d. Recreation

Recreation is not required for this site.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation in general is adequate, safe and efficient.

Vehicular access for the residents and commercial users of the site is provided in the county parking facility. The applicant will be required to pay into the parking facility fund for the required 39 parking spaces for upkeep and maintenance of the facility.

Pedestrian circulation consists of an improved streetscape along the frontage of the property on Fairmont Avenue. Internal pedestrian circulation is on the north side of the building leading to the patio in the rear of the site.

4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

The structure and use is compatible with other uses and with existing and proposed adjacent development.

The mixed-use building is consistent with building and uses in the urban framework of the Bethesda CBD. The activity associated with the proposed development will not cause any negative effect on adjacent residential or commercial uses.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

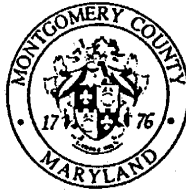
The property is exempt from Forest Conservation requirements.

APPENDIX

A. Memorandums from various agencies

G:\SP_STAFFRPT\8-04009doc

SEP 23 2003



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

September 18, 2003

Robert C. Hubbard
Director

Mr. Scott Roser, P.E.
Macris, Hendricks and Glascock
9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886

Re: Stormwater Management **CONCEPT** Request
for 209061
Preliminary Plan #: N/A
SM File #: 209061
Tract Size/Zone: .06 acres/CBD-1
Total Concept Area: .06 acres
Lots/Block: P63
Watershed: Little Falls

Dear Mr. Roser:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of partial on-site water quality control via roof planters, reduced imperviousness and Ecostone pavers; and onsite recharge is not required. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

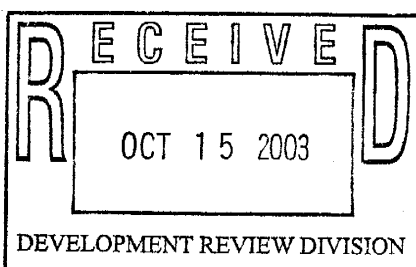
The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. An engineered sediment control plan must be submitted for this development.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.



804009

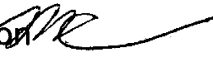


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

January 6, 2004

MEMORANDUM

TO: Robert Kronenberg, Development Review Division

FROM: Marilyn Clemens, Community-Based Planning Division 

SUBJECT: 4933 Fairmont Avenue, Site Plan #8-04009

RECOMMENDATION

Community-Based Planning staff recommends approval of the proposed site plan.

SECTOR PLAN

The site is located in the Woodmont Triangle District of the 1994 Bethesda Central Business District (CBD) Sector Plan (pages 94-102). Mixed-use projects with first floor retail and housing are encouraged in the Triangle. The Sector Plan limits the height of properties in this part of the Woodmont Triangle to 50 feet in height (Figure 3.2, page 39), and the proposed project meets that restriction.

BETHESDA STREETScape

The applicant has agreed to provide the standard Bethesda Streetscape along the periphery of the property.

MC:tv: G:/Clemens/fairmont4933