



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

MCPB No. 17-060
 Site Plan No. 82001013D
 The Collection II
 Hearing Date: July 27, 2017 (Consent)

AUG 01 2017

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.3, the Planning Board reviewed this site plan under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014; and

WHEREAS, on May 31, 2001, the Planning Board, approved Site Plan No. 820010130 for 208,628 gross square feet of office and 91,372 gross square feet (including existing 8,992 gross square feet of Clyde's) of retail on 3.44 net acres of CBD-1 zoned-land, located at the northeast quadrant of the intersection with Wisconsin Avenue and Wisconsin Circle ("Subject Property"), in the 1998 Friendship Heights Sector Plan ("Sector Plan") area; and

WHEREAS, Site Plan No. 82001013A was approved administratively as an amendment to the previous approved site plan for minor changes to the Subject Property; and

WHEREAS on October 20, 2010, the Planning Board approved Site Plan No. 82001013B, a further amendment for modifications of Farr Park to include a private dining area; upgrades to streetscape, including plantings, paving, and street furniture; reconfiguration of former taxi stand; and a waiver of limits for ground floor uses required by the overlay zone on the Subject Property; and

WHEREAS, on September 8, 2016, the Planning Board approved Site Plan No. 82001013C, to modify to the public use and amenity space, on-site pedestrian and vehicular circulation, architecture, and revise the quantity of on-site parking based on standards set forth in the New Zoning Ordinance; and

WHEREAS, on April 26, 2017, Chevy Chase Land Company (“Applicant”), filed an application for approval of an amendment to the previously approved site plans for approval of the following modifications:

1. Minor modifications to site design, including: internal site circulation, on-site parking, revised hardscape elements, and minor changes to landscape & lighting;
2. Reintroduction of parking control gates internal to the site, elimination of certain speed humps; and
3. A modest reduction in the amount of on-site parking.

WHEREAS, Applicant’s application to amend the site plan was designated Site Plan No. 82001013D, The Collection II (“Site Plan,” “Amendment,” 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 July 10, 2017, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on July 27, 2017, Staff presented the Amendment to the Planning Board as a consent item for its review and action, at which time the Planning Board voted to approve the Amendment subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board adopts the Staff’s recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82001013D, subject to the following conditions:

1. All site development elements shown on the latest electronic version of The Collection II, Site Plan No. 82001013D, submitted via ePlans to the M-NCPPC as of the date of the Staff Report are required.

BE IT FURTHER RESOLVED that all other site plan conditions of approval for this project remain valid, unchanged and in full force and effect

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 Board hereby adopts and incorporates by reference, the Montgomery County Planning Board FINDS, with the conditions of approval, that this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, as revised by previous amendments, and that all findings remain in 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 Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is ~~AUG 01 2017~~ (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 written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by The Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Fani-González, seconded by Vice Chair Wells-Harley, with Chair Anderson, Vice Chair Wells-Harley and Commissioners Dreyfuss, Fani-González, and Cichy voting in favor of the motion at its regular meeting held on Thursday, July 27, 2017, in Silver Spring, Maryland.



Casey Anderson, Chairman
Montgomery County Planning Board