



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

MCPB No. 18-018
Site Plan No. 82015012A
Glenmont Metrocenter Phase 1.2 & 1.3
Date of Hearing: March 01, 2018

MAR 06 2018

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 December 17, 2015, the Planning Board, by Resolution MCPB No. 15-08, approved Site Plan No. 820150120 for up to 260 multi-family dwelling units, including 33 MPDU's and 4,000 square feet of retail for Phase 1.2 and up to 46 townhouses, including 6 MPDU's for Phase 1.3 on 7.52 acres of CR-2.0, C-0.25, R-2.0, H-120 zoned-land, but being developed under its previous TS-R zone, located along Glenallan Avenue between Georgia Avenue and Layhill Road ("Subject Property"), in the 2013 Glenmont Sector Plan ("Sector Plan") area; and

WHEREAS, on September 27, 2017, Layhill Investment Associates LLC ("Applicant") filed an application for approval of an amendment to the previously approved site plan to make revisions to the parking counts to reflect reconfiguration of the garage and courtyards within the same block in Phase 1.2, updates to the open space, landscape, Final Forest Conservation Plan and Stormwater Management Concept plan to coordinate with the building change, minor site and architecture modifications, and revisions to a condition that requires removal of buildings within the stream valley buffer by a certain date on the Subject Property; and

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82015012A, Glenmont Metrocenter Phase 1.2 & 1.3 ("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

Approved as to
Legal Sufficiency:

Planning Board, dated February 15, 2018, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on March 01, 2018, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan Amendment No. 82015012A for up to 260 multi-family dwelling units, including 33 MPDU’s and 4,000 square feet of retail for Phase 1.2 and up to 46 townhouses, including 6 MPDU’s for Phase 1.3, with revisions to the parking counts to reflect reconfiguration of the garage and courtyards within the same block in Phase 1.2, updates to the open space, landscape, Final Forest Conservation Plan and Stormwater Management Concept plan to coordinate with the building change, minor site and architecture modifications, and revisions to a condition that requires removal of buildings within the stream valley buffer by a certain date on the Subject Property. All previously approved plans, findings, and conditions of approval remain in full force and effect, except as modified herein by the following conditions:¹

Condition Nos. 6 and 20 of the approved Site Plan No. 820150120 are modified as follows:

6. The sequence of development of Phases 1.4, 2.1 and 2.2 is flexible, but the required removal of the buildings, parking and other improvements within the Stream Valley Buffer must be accomplished in accordance with the following requirements:

- If the next phase of development after 1.2/1.3 is commercial space/residential units in either Phase 2.1 or Phase 2.2, then the southernmost existing building in the Stream Valley Buffer (Building C) and the adjacent road (Road C) must be removed from the Stream Valley Buffer prior to the issuance of building permits for either Phase 2.1 or Phase 2.2, as applicable.
- If the commercial space/residential units of both Phase 2.1 and Phase 2.2 are developed prior to Phase 1.4, then both the remaining buildings in the

¹ 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.

Stream Valley Buffer (Buildings A and B) and the associated parking and other improvements are to be removed prior to the issuance of building permits for the later to develop of Phase 2.1 or Phase 2.2.

- In any event, all the existing buildings and related parking lot and other improvements within the Stream Valley Buffer must be removed prior to the issuance of any building permits for Phase 1.4, whether it is developed prior to or after Phases 2.1 and 2.2.

20. Certified Site Plan

The Certified Site Plan must include the following revisions and/or information subject to Staff review and approval:

- a. Include the Stormwater Management Concept approval letter, development program, and all current and previous Planning Board approval resolutions.
- b. Modify data table to reflect development standards approved by the Planning Board.
- c. Ensure consistency of all details throughout the certified set.
- d. Include details of the trail and other recreation amenities in the stream buffer area as required by the condition of approval number 6 at the beginning of this report.
- e. Show details of site furniture and recreation in open space areas.
- f. Update all floor plans to show the location of 4,000 square feet of retail.
- g. Include a drawing that clearly articulates the allocated Public Use Space, Active and Passive Recreation Areas, and Tree Save Areas.
- h. Update the Development Program Tables to coordinate with the submitted drawings.
- i. Applicant will coordinate with Staff to improve visual screening of the parking garage including artistic or design elements and/or lighting.

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 all site development elements shown on the latest electronic version of Glenmont Metrocenter Phase 1.2 & 1.3 Site Plan Amendment No. 82015012A, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified

herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.

Section 7.7.1.B.1 of the current Zoning Ordinance allows plans submitted prior to October 29, 2014 to be reviewed in accordance with the zoning regulations in effect on October 20, 2014. Since the Development Plan for this project was approved on June 15, 2012, this Site Plan application is reviewed under the provisions of Section 59-D-3 of the previous Zoning Ordinance.

The proposed Site Plan Amendment complies with all Binding Elements of the previously approved Development Plan as outlined in the following table:

Development Plan Textual Binding Elements

Required	Approved
<p>1. Development Blocks</p> <p>The precise location, building footprints and square footages of the buildings, and open space, landscaping and recreation space within each Development Block as well as the actual number of parking spaces will be decided at site plan.</p>	<p>The Site Plan Amendment is consistent with the layout of buildings, streets/blocks, and building types as depicted on the approved Development Plan, Preliminary Plan and Previous Site Plan approval.</p>
<p>2. The total number of units on the property for Stage 1 and Stage 2 combined shall not exceed 1,550 dwelling units including MPDUs. Stage 1 shall include 12.5% MPDUs.</p>	<p>The Site Plan Amendment includes the same number of units as was approved in the original Site Plan Application: 306 units (46 townhouse and 260 multifamily units) with 12.5% MPDUs.</p> <p>The approved Phase 1.1 development was for 171</p>

Required	Approved
	<p>townhouse units with 12.5% MPDUs.</p> <p>If approved, there will be up to 477 new units on the Property.</p>
<p>3. At the time of preliminary plan of subdivision approval, the Applicant shall submit for Planning Board review and approval, a revised Local Area Transportation Review analysis that re-evaluates Stage 2 of the development so that the Planning Board can make a determination whether the Georgia Avenue/Randolph Road intersection will function at an acceptable level to permit all or a portion of Stage 2 to move forward.</p>	<p>This binding element was satisfied with the approval of the Preliminary Plan.</p>
<p>4. No building permit applications for Stage 2 of the development will be applied for until either a grade separated interchange is fully funded for construction or other transit or transportation improvements are under construction that would make the intersection of Randolph Road and Georgia Avenue function at an acceptable level as determined by the Montgomery County Planning Board or the Applicant has committed to the use of the Alternative Review Procedure for Metro Station Policy Areas.</p>	<p>This binding element will be further addressed at the start of Stage 2. In the meanwhile, construction of the grade separated interchange at Randolph Road and Georgia Avenue is underway.</p>
<p>5. No building shall exceed 7 stories or 85 feet as measured pursuant to the Montgomery County Zoning Ordinance.</p>	<p>The maximum height for the multifamily building is 85 feet or 7 stories and the maximum height for the townhouse is 50 feet.</p>
<p>6. All private roads shall meet the Montgomery County standards required for emergency vehicle access.</p>	<p>At the time of approval of the original Site Plan, Montgomery County Department of Fire and Rescue confirmed that all private</p>

Required	Approved
	roads will meet County standards for emergency vehicle access. The Applicant is not proposing any changes to the private roads as a part of this amendment.
7. No structures or impervious surfaces shall be located within the Environmental Buffer.	In each relevant development phase, the Applicant is incrementally removing the impervious surface in the Environmental buffer. The Applicant has requested some flexibility regarding the building removal process, but no impervious surfaces will be within the Environmental Buffer by the completion of the last phase.
8. Collectively, the maximum density for Stage 1 and Stage 2 is 50.1 units per acre with MPDUs, in conformance with the Sector Plan density of up to 51 units per acre.	The development of the property is still in Stage 1; the proposed density in Phase 1.2 and 1.3 is 40.69 units per acre.
9. Subject to Textual Binding Element Note 4, the completion of any portion of the project is not necessary to commence any subsequent portion of the project.	The phasing is as approved in the Preliminary Plan of approval.
10. The Applicant will conduct an operational study at the time of preliminary plan of subdivision to identify and evaluate appropriate operational improvements including: (i) pedestrian crossings between the Glenmont Metrocenter Project and the Glenmont Metro Station, (ii) pedestrian safety along Glenallan Avenue and sight distances for turning movements from the project onto Glenallan Avenue, (iii) gaps in through traffic to allow cars to enter and	This binding element was satisfied with the approval of the Preliminary Plan.

Required	Approved
exit safely to and from the driveways south of Glenallan Avenue onto Layhill Road, and (iv) cut through traffic along Glenallan Avenue to Randolph Road.	

Development Plan Binding Design Principles

Required	Approved
<p>1. Pedestrian Oriented Streets</p> <ul style="list-style-type: none"> • The neighborhood street system shall be continuous and interconnected where practical. • Neighborhood streets shall be arranged to define the Development Blocks and to create blocks that encourage walkability. • Parking shall be provided on streets (parallel spaces) where practical, and in decks and/or parking garages and driveways. • Neighborhood streets that radiate from the new “Neighborhood Main Street” shall provide safe and adequate access to Metro. • All streets shall have a minimum five-foot-wide sidewalk dimension continuous on both sides of the street. • All streets shall have a street tree zone separating the sidewalk from the curb on both sides of the street. • All street trees shall be placed in a continuous lawn panel, landscaped panel or in tree pits. 	<p>The development provides an internal network of walkable streets in a grid pattern, defining the Development Blocks and creating short blocks to emphasize pedestrian use and street character. The streets are convenient and attractive for pedestrian and bicycle circulation.</p> <p>The internal streets will have on-street parking, street trees, and a sidewalk system that provides connectivity within the Property and to the perimeter sidewalks, bike path systems, and the adjacent Metro Station. All streets will have a minimum five-foot wide sidewalk dimension, a street tree zone separating the sidewalk from the curb, and all street trees are located in landscaped panels or in tree pits.</p>
<p>2. Public Open Space Elements</p>	<p>The Applicant is providing .88 acres (11.7% of net lot area for Phase 1.2 & 1.3) of Public Use</p>

Required	Approved
<ul style="list-style-type: none"> • A major central public use space for the enjoyment of residents and the greater Glenmont community shall be located between Blocks B & D. The space will contain a variety of seating opportunities, passive recreation opportunities, a multi-use lawn area and a focal design element. • A major public use space for the enjoyment of the residents and the greater Glenmont community shall be located in the vicinity of Blocks F, G, and H. The space will be predominately landscaped with seating opportunities and passive recreation opportunities. • Minor open spaces will be distributed throughout the project and will be diverse in terms of size, function and type. • To the extent practical, open space areas shall incorporate on-grade rain water bio-filtration strategies. 	<p>Space, which includes a .5-acre interim planned civic space between Block B/Phase 2.1 & Block D/Phase 1.2. The interim space will be enlarged and further improved when Block B/Phase 2.1 is developed. Some Public Use Space is also being provided as public walks along Auden Drive.</p> <p>The Applicant is providing 1.97 acres of Active and Passive Recreation Space (26.2% of net lot area for Phase 1.2 & 1.3), provided in the courtyards within Block D/Phase 1.2, and green areas abutting the surrounding streets and the Public Use Space.</p> <p>There is a tot lot and an open area approved in Phase 1.1, between Blocks F, G and H. Additional amenities dispersed throughout the property include seating areas, open areas, and bicycle and pedestrian circulation systems. Recreation will also be provided in the Stream Valley Buffer area.</p>
<p>3. Architectural Elements</p> <ul style="list-style-type: none"> • Building front entrance(s) shall front onto the street(s). • Special architectural treatments shall occur at the terminus of vistas or defined view along a street. • Garage access for townhouse units shall primarily be rear-loaded and served by alleys. 	<p>Both the townhouses and the multifamily building front along Auden Drive. Similar to some of the townhouses approved in Phase 1.1, the townhouses in the rear of the development do not have front entrances on a street since the townhouse section is laid out as a system of alternate front street or pedestrian mews and rear-loading service alleys.</p> <p>All units will be rear-loaded (driveways from internal alleys).</p>

Required	Approved
	The multifamily building will incorporate facade articulation and special treatment at the corners facing Glenallan Avenue and the future central civic space.

2. *The site plan meets all of the requirements of the zone in which it is located.*

The Site Plan meets all of the requirements of the zone. The commercial and residential uses are allowed in the TS-R Zone. The Site Plan meets all the requirements of the TS-R Zone as shown by the data table below.

Development Standards

The following data table indicates the development’s compliance with the Development Standards of the TS-R Zone:

Development Standard (59-C-8.4)	Permitted/Required	Approved
59-C-8.41. Minimum area		
Minimum Area Required for Development	18,000 square feet	327,571 square feet
59-C-8.42. Density of Development		
(a) Maximum floor area ratio	2.5	1.29
(b) Maximum dwelling units per acre	50.1 ¹	40.69
59-C-8.43. Open Space		
(a) Minimum percentage of net area devoted to public use space	10	11.7
(b) Minimum percentage of net area devoted to active and	25 ²	26.2

passive recreational purposes		
Total minimum open space (percent)	35	37.9

¹County Council Resolution 17-502, adopting Local Map Amendment G-862 and G-863 limits density to a maximum of 50.1 dwelling units per acre. TS-R allows for a maximum of 150 dwelling units per acre.

² Minimum percentage for projects with a site area of 40,000 square feet or more is 25 or as specified in the applicable master or sector plan.

	Required	Approved
59-E-3.7. Phase 1.2 Vehicle Parking		
Efficiency, 23 units at 1 space/unit	23	
1 Bedroom, 91 units at 1.25 spaces/unit	114	
2 Bedroom, 113 units at 1.5 spaces/unit	170	
MPDU efficiency, 3 units at 0.5 spaces/unit	2	
MPDU 1 Bedroom, 13 units at 0.625 spaces/unit	9	
MPDU 2 Bedroom, 17 units at 0.5 spaces/ unit	13	
Total spaces	331	357 (335 garage, 22 on-street)
59-E-2.3 Phase 1.2 Bicycle and Motorcycle Spaces		
Bicycle (one space/20 vehicle spaces)	17	17
Motorcycle (2% of parking)	7	7
59-E-3.7 Phase 1.3 Vehicle Parking		
Townhouses, 40 units at 2 spaces/unit	80	
MPDU Townhouses, 6 units at 1 space/unit	6	
		86 private garage spaces
		4 alley spaces
Total spaces	86	90

59-C-8.5. Special Requirements in the TS-R Zone:

59-C-8.51. Building height limit

The maximum building height permitted for any building shall be determined in the process of site plan review.

The maximum building height for the 46 townhouses is 50 feet and for the multifamily building is 85 feet, as specified in the approved Development Plan.

59-C-8.52. Off-street parking

Parking shall be so located as to have a minimal impact on any adjoining residential properties.

The parking in the Site Plan satisfies this requirement. There is minimal, if any, impact on the adjoining residential properties. The Site Plan provides 30 more parking spaces than required. Parking for the multifamily building is located in the structured parking garage; parking for the townhouse garages is in private garages; and parking for guests is on private streets within the development. Overflow parking into the surrounding neighborhood is unlikely with the on-street guest parking and the surplus parking spaces. The garage for the apartment building is lined or screened along all roads.

59-C-8.53. Streets

Interior streets may be private or public but private streets must have a minimum width of 20 feet for two-way traffic and 10 feet for one-way traffic and must be paved and maintained in good repair.

The interior streets in the development are private and satisfy the width requirements.

59-C-8.54. Ancillary commercial uses

(a). The amount of floor devoted to commercial uses cannot exceed the amount or substantially alter the configuration specified for the site in the applicable master or sector plan.

The 4,000 square feet of retail in the Site Plan does not exceed the amount or substantially alter the configuration specified for the Site in the Sector Plan.

(b). If the master or sector plan does not make a specific recommendation as to the amount of floor area allowed, then commercial uses are limited to the street level only.

The retail is located at street level in the southwest corner of the multifamily building.

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

Building and Structures

The locations of the buildings and structures are adequate, safe and efficient and consistent with the approved Preliminary Plan, Development Plan, and original Site Plan Approval. All of the buildings are arranged along a grid street pattern and allow for safe and efficient pedestrian circulation within the project by providing adequate sight lines.

Public Open Space

The locations of the open spaces are adequate, safe, and efficient. The Site Plan is providing slightly more than the required 10 percent Public Use Space and the required 25 percent Active/Passive Recreation Open Space. These spaces include the interim civic green, landscaped pedestrian areas, and open space areas along the multifamily building. Open space provided also includes some stormwater management bioretention facilities located along the common areas in front of the townhouse units.

Landscaping & Lighting

Landscaping and lighting, as well as other site amenities, are provided to ensure that landscaping, lighting, and site amenities are safe, adequate, and efficient for year-round use and enjoyment by residents and visitors. The Lighting Plan shows that lighting is provided with a residential pole and fixture type and lighting along the townhouse walls is provided by outdoor wall mounted types. The site furnishings will be designed to create an interesting place and ensure accessibility and comfort.

Recreation Facilities

Recreation for the Site Plan is adequate, safe, and efficient. The Site Plan recreation calculations take into account both Phase 1.2 and 1.3 development. The project provides a bike path along Glenallan Avenue and 5-foot sidewalks along all private and public streets. The multifamily building will have two courtyards, an indoor community room, an exercise room, and a swimming pool. It will also have the interim community green that could be used for both passive and active recreation.

Vehicular and Pedestrian Circulation

Pedestrian and vehicular circulation is adequate, safe, and efficient. Vehicular access to the townhouses in Phase 1.3 is provided by Auden Drive with internal access off of Klee Alley. Vehicular access to the multifamily building in Phase 1.2 will be provided from Auden Drive.

Pedestrian improvements will be done on both Glenallan Avenue and Auden Drive. All sidewalks and sidewalk ramps will be ADA compliant. The sidewalks along Glenallan

will be expanded from 4 feet to 10 feet wide to provide for both walking and biking usage.

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

The development is significantly larger than the primarily low-rise buildings in the area but it is consistent with the Master Plan vision and recommendations for this site. The 25-foot setback from Glenallan will reduce the impact of the building's size on the Georgia Avenue Baptist Church.

5. The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.

The Amended Forest Conservation Plan complies with the requirements of the Forest Conservation Law, Environmental Guidelines, and Stormwater management Requirements.

Forest Conservation

A Preliminary Forest Conservation Plan (PFCP) was approved for the entire Property with Preliminary Plan No. 120130080, showing areas of forest preservation and planting. A Final Forest Conservation Plan (FFCP) was approved for Phase 1.1 (Site Plan No. 820130270). It included preservation of 2.10 acres of existing forest and planting of 0.68 acres of landscape credit. Site Plan No. 820150120 included an FFCP for Phases 1.2 and 1.3 and included 0.48 acres of forest planting and 0.16 acres of landscape credit.

An Amended Final Forest Conservation Plan was submitted with the Site Plan Amendment No. 82015012A to change the locations of trees planted for landscape credit to fit with the new building configuration. The Amended Final Forest Conservation Plan meets the requirements of the Forest Conservation Law.

Stormwater Management

Due to changes in the building footprint and location of green areas, Montgomery County Department of Permitting Services (MCDPS) has reviewed the Stormwater Management Concept and issued a letter of approval dated October 12, 2017.

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 MAR 06 2018 (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 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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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 Dreyfuss, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Fani-González, Cichy, and Patterson voting in favor at its regular meeting held on Thursday, March 1, 2018, in Silver Spring, Maryland.



Casey Anderson, Chairman
Montgomery County Planning Board