




**Montgomery Village Center, Site Plan No. 82018002A**

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-  Troy Leftwich, Planner Coordinator, Area 2 Division, Troy.Leftwich@montgomeryplanning.org, (301) 495-4553
-  Patrick Butler, Supervisor, Area 2 Division, patrick.butler@montgomeryplanning.org, 301.495.4561
-  Carrie Sanders, Chief, Area 2 Division, carrie.sanders@montgomeryplanning.org, 301-495-4653

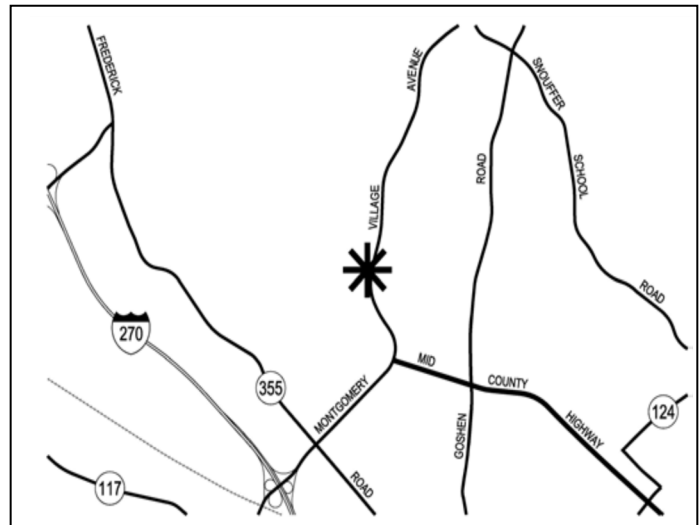
**Completed: 4/12/19**

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**Description**

Request to modify condition no. 4 to reflect the revised/approved stormwater management concept; reduce building footprint for the main retail building; minor modifications to the three retail pad sites; shared-use path will be revised to avoid existing street lights; and slight modification of the property lines for the condos.

Location: Southeast quadrant of the intersection of Montgomery Village Avenue and Centerway Road.  
Zone: CRT-1.5, C-0.75, R-1.0, H-75.  
Master Plan: 2016 *Montgomery Village Master Plan*.  
Property Size: 18.78 acres.  
Application Accepted: October 17, 2018.  
Applicant: W-ARC MV Owner VII, LLC.  
Review Basis: Chapter 59.



**Summary**

- Staff recommends approval with conditions.
- The Applicant is modifying the stormwater management concept approval with this amendment.
- The proposed changes are minor in nature, meet all development standards, and do not significantly modify the original findings of the approval, except for the slight modification to the finding regarding stormwater management.
- Staff has not received any community correspondence regarding this amendment.

## **SITE PLAN RECOMMENDATION AND CONDITIONS**

Staff recommends approval of Site Plan Amendment 82018002A, subject to the conditions listed below, to modify condition No. 4 and update the Limits of Disturbance boundary for the Forest Conservation Plan. All site development elements shown on the latest electronic version of Site Plan Amendment No. 82018002A submitted via ePlans as of the date of this staff report are required. All previous approved plans, findings, and conditions of approval remain in full force and effect, except as modified herein:

Modified Condition:

**4. Stormwater Management**

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) Water Resources Section in its stormwater management concept letter dated February 26, 2019 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the Storm Water Management easements and facilities.

Additional Condition:

**13. Certified Site Plan**

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- i. All Forest Conservation Plan sheets must reflect the same Limits of Disturbance boundaries.

## **SITE DESCRIPTION**

The Montgomery Village Center site (Subject Property or Property – outlined in red in Figure 1 below) is located west of the intersection of Montgomery Village Avenue and Centerway Road on a block bounded by Montgomery Village Avenue, Club House Road, Watkins Mill Road, and Stedwick Road, within the Middle Village area of the 2016 *Montgomery Village Master Plan* (Master Plan). Various uses surround the Property and include Montgomery Village Professional Center to the east; Sunrise at Montgomery Village, an assisted living facility, to the northeast; a mix of small retail, townhouses, and Montgomery Village Health Care to the north and west; a gas station, Montgomery Village Middle School, and other various uses to the west; and commercial and retail uses to the south. The Property is surrounded by a variety of residential uses, including a mix of single-family detached houses, townhouses and condominiums, in various residential zones.



Figure 1: Property Vicinity Map

The approximately 18.78-acre Property is zoned CRT 1.5, C-0.75, R-1.0, H-75 and is also within the Montgomery Village Overlay Zone. It currently has a total of 226,673 square feet of development, including 198,591 square feet of retail uses and 28,082 square feet of professional offices. The retail use consists of approximately 35 retail stores totaling 130,649 square feet, three pad sites that total 7,680 square feet, and a 30,131-square foot grocery building that will be razed. The office use consists of vintage townhomes converted into approximately 31 professional offices. There is a total of 1,026 parking spaces in various parking lots on the Property. The existing access points to the Property are from Montgomery Village Avenue in the front, Watkins Mill Road from the rear, and Stedwick Road and Club House Road from the south and north sides, respectively.





Figure 2: Oblique View of the Montgomery Village Center

## PROPOSED PROJECT

The Amendment proposes the following changes:

- Revised stormwater management facilities on the rear of the main retail building, to reflect the Revised Stormwater Management Plan approved by the Department of Permitting Services on February 26, 2019 (Attachment 2).
- Reduced building footprint at the rear of the main retail building near the loading area.
- Minor modifications to the footprints, finished floor elevations, and to the drive thru lanes for all three pad sites which will increase from one to two lanes.
- Shared-use path along Montgomery Village Avenue will be modified to avoid existing street light poles.
- Slight reconfiguration of the property line behind the proposed condominiums.
- Additional public utilities easements.

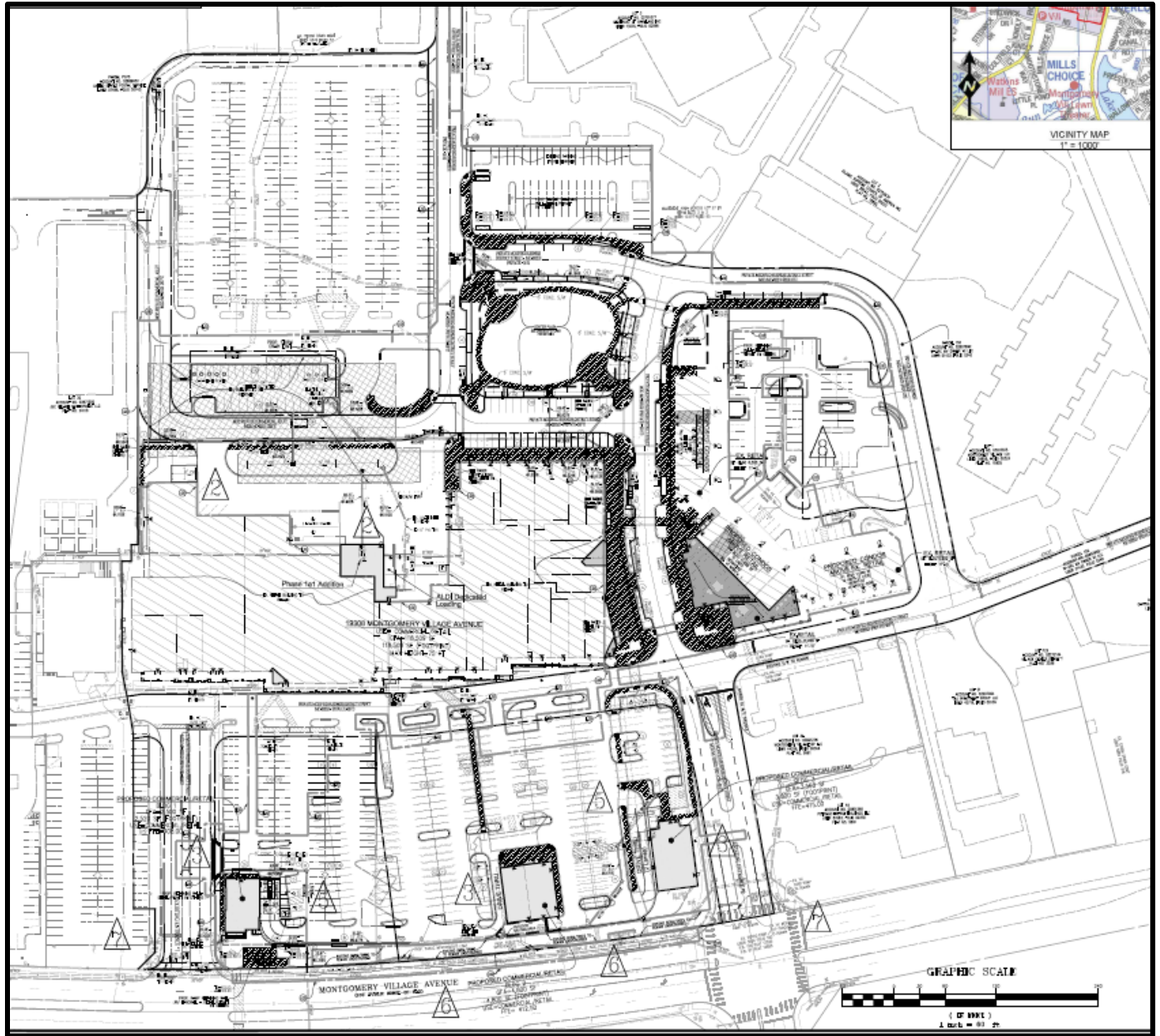


Figure 3: Site Plan Amendment

## COMMUNITY OUTREACH

This Application was submitted and noticed in accordance with Chapter 59, the Montgomery County Zoning Ordinance. As of the date of this report, Staff has not received any correspondence regarding the proposed amendment.

## **FINDINGS AND RECOMMENDATION**

The proposed Site Plan Amendment slightly alters finding No. 2.e.i. of the previous approval as follows:

*e. satisfies the applicable requirements of:*

*i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and*

The Montgomery County Department of Permitting Services (DPS) Stormwater Management Section issued a letter accepting the stormwater management concept approval on February 26, 2019. Stormwater treatment will be accomplished through the use of micro bioretention, drywells, green roof and structural practices.

All other findings in relation to the original approval remain valid and unchanged. The modification to condition No. 4 and finding No. 2.e.i will not alter the general intent or objectives of the approved Site Plan.

Except for finding No. 2.e.i. above, Site Plan Amendment No. 82018002A will not alter the overall character, or significantly impact the development with respect to the original findings of approval under Site Plan No. 820180020, and all other findings remain in full force and effect. The proposed project remains compatible with the existing and proposed development adjacent to the site and with respect to the surrounding neighborhood, in terms of efficiency, adequacy, safety, structures, uses, vehicular and pedestrian circulation, open space, landscaping and lighting. The proposed amendment remains in conformance with environmental regulations, the development standards of the zone and Master Plan. Therefore, Staff recommends approval with the modification and additional condition at the beginning of this Staff Report.

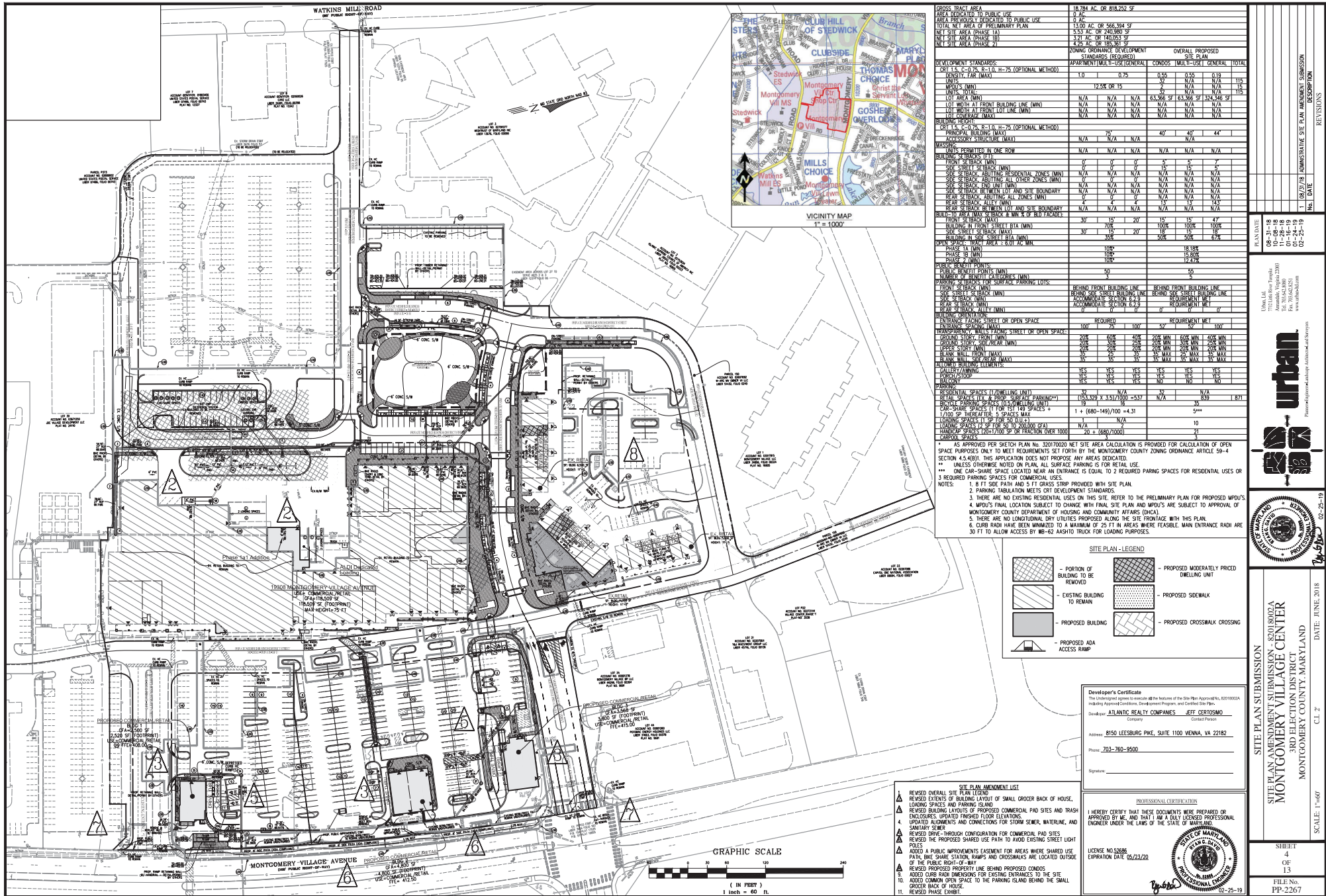
### **ATTACHMENTS:**

Attachment 1 – Site Plan

Attachment 2 – Stormwater Management Approval Letter



## Attachment 1



# Attachment 2



## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

February 26, 2018

Mr. Ryan David  
Urban, LTD  
7700 Little River Turnpike, Suite 503  
Annandale, VA 22003

Re: **REVISED COMBINED STORMWATER  
MANAGEMENT CONCEPT/SITE  
DEVELOPMENT STORMWATER  
MANAGEMENT PLAN** for  
Montgomery Village Center  
Preliminary Plan #: 120180010  
SM File #: 282887  
Tract Size/Zone: 18.78 Acres  
Total Concept Area: 10.8 Acres  
Lots/Block: Lot 28, 9C, 26, 27  
Parcel(s): P173, P150  
Watershed: Middle Great Seneca

Dear Mr. David:

Based on a review by the Department of Permitting Services Review Staff, the **REVISED** stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via Micro Bioretention, Green Roof, Drywells, and Structural controls.

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

1. This approval supersedes the previous approval letter dated April 16, 2018.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

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



255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville, Maryland 20850 | 240-777-0311  
[www.montgomerycountymd.gov/permitting-services](http://www.montgomerycountymd.gov/permitting-services)



## Attachment 2

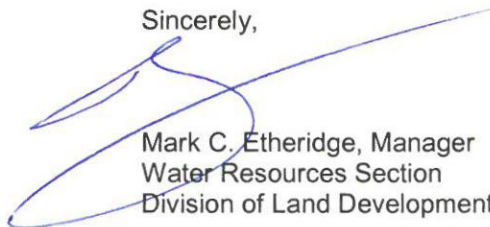
Mr. Ryan David  
February 26, 2019  
Page 2 of 2

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. 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.

If you have any questions regarding these actions, please feel free to contact Andrew Kohler at 240-777-6275.

Sincerely,



Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: AK

cc: N. Braunstein  
SM File # 282887