



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

MCPB No. 19-121  
 Site Plan No. 82016019B  
 Chevy Chase Lake Block B  
 Date of Hearing: October 10, 2019

OCT 16 2019

**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, on August 9, 2016, Bozzuto Development Company and Chevy Chase Land Company ("Applicant") filed an application for approval of a site plan, designated Site Plan No. 820160190, for a maximum density of 789,450 square feet of total development, including up to 681,746 square feet of multi-family residential uses, consisting of up to 534 dwelling units (including 12.9% MPDUs), and up to 107,704 square feet of nonresidential (retail, restaurant, or service) on 9.06 acres of CRT-2.0 C-1.0 R-1.75 H-120 and CRT-2.0 C-2.0 R-2.0 H-80 zoned-land, located in the southeast quadrant of the intersection of Connecticut Avenue and Manor Road ("Subject Property"), in the Bethesda/Chevy Chase Policy Area and *Chevy Chase Lake Sector Plan* ("Sector Plan") area; and

WHEREAS, on June 19, 2017, the Planning Board approved Site Plan No. 820160190 subject to the conditions contained therein; and

WHEREAS, on January 25, 2019, Bozzuto Development Company and Chevy Chase Land Company ("Applicant") filed an application for approval of a minor amendment to the previously approved site plan to reduce the on-site parking requirement which was administratively approved on March 19, 2019; and

WHEREAS, on June 17, 2019, Bozzuto Development Company and Chevy Chase Land Company ("Applicant") filed an application for approval of an amendment to the previously approved site plan to: eliminate garage access along Chevy Chase Lake Terrace; relocate transformers; revise the Manor Road/ Connecticut Avenue intersection improvements; make minor changes to secondary driveway at Manor Road intersection; modify bio-retention planters; refine building elevations; and make associated modifications to site design (e.g. sidewalks, landscaping, and lighting); and

Approved as to  
 Legal Sufficiency:

WHEREAS, the application to amend the site plan was designated Site Plan No. 82016019B, Chevy Chase Lake Block B (“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 September 26, 2019, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on October 10, 2019, 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 No. 82016019B to eliminate garage access along Chevy Chase Lake Terrace; relocate transformers; revise the Manor Road/ Connecticut Avenue intersection improvements; make minor changes to secondary driveway at Manor Road intersection; modify bio-retention planters; refine building elevations; and make associated modifications to site design (e.g. sidewalks, landscaping, and lighting);, and by modifying Condition #14, as follows:<sup>1</sup>

**14. Pedestrian & Bicycle Circulation**

- a. The Applicant must provide 218 bicycle parking spaces for long-term private use and 22 bicycle parking spaces for short-term public use, as shown on the Certified Site Plan.
- b. The private spaces must be on-site in a secured, well-lit bicycle room within the buildings, and the public spaces must be inverted-U racks or Staff-approved equivalent installed in a location convenient to the main entrance of each building and the public open space (weather protected preferred). The specific locations of the public and private bicycle parking must be identified on the Certified Site Plan.
- c. Prior to issuance of the final use and occupancy certificate, the Applicant must construct an 11-foot wide two-way cycle track along the Connecticut Avenue frontage of the Subject Property, as shown on the Certified Site Plan.

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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.

- d. The Applicant must coordinate with the Maryland State Highway Administration to design and construct a separated intersection for the safe conveyance of bicyclists at the intersection of Connecticut Avenue and Manor Road.
- e. The two separated intersection designs prepared by Toole Design in a memo, dated August 28, 2019, must be illustrated on the Certified Site Plan.

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 Chevy Chase Lake Block B Site Plan No. 82016019B, 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 as set forth in the Staff Report, which the 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. *Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, and all findings not specifically addressed remain in effect.*

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 § 59-7.3.4.H; 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 OCT 16 2019 (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 Vice Chair Fani-González, seconded by Commissioner Cichy, with Chair Anderson, Vice Chair Fani-González, and Commissioners Cichy, Patterson, and Verma voting in favor at its regular meeting held on Thursday, October 10, 2019, in Silver Spring, Maryland.

  
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Casey Anderson, Chair  
Montgomery County Planning Board