



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

MCPB No. 19-135  
Site Plan No. 82004015P  
Park Potomac  
Date of Hearing: January 9, 2020

FEB 03 2020

**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 March 19, 2004, the Planning Board, by Resolution, approved Site Plan No. 820040150 to allow construction of 450 multi-family dwelling units (including 61 MPDUs), 830,000 square feet of office and 30,000 square feet of retail use on 20.28 acres of I – 3 zoned-land, located northwest of the intersection of Montrose Road and I-270 ("Subject Property"), in the Potomac Policy Area and in the Potomac sub-region Master Plan ("Master Plan") area; and

WHEREAS, on January 12, 2007, the Planning Board approved an amendment to the site plan, Site Plan No. 82004015A (MCPB Resolution No. 06-42) for the substitution of two 4-story apartment buildings with one 10-story and one 8-story condominium building in the approximate same location and revisions to the parking configuration and tabulations on the Subject Property; and

WHEREAS, on September 19, 2007, the Planning Board approved an amendment to the site plan, Site Plan No. 82004015B (MCPB Resolution No. 07-159) for modifications to the allowable density that increased retail and hotel uses, a redesign of the public amenities, streetscape, roadway alignment and parking configurations on the Subject Property; and

WHEREAS, on October 26, 2009, the Planning Board approved an amendment to the site plan, Site Plan No. 82004015F (MCPB Resolution No. 09-130) for modifications to the roadway connections, pedestrian walkways, bike rack locations and plans for Condo Building No. 1 on the Subject Property; and

Approved as to  
Legal Sufficiency

*Christa Sax* 12/23/19  
MNCPPC Legal Department  
www.montgomeryplanningboard.org

Phone: 301.495.4605 Fax: 301.495.1320

E-Mail: mcp-chair@mncppc-mc.org

WHEREAS, on June 3, 2014, the Planning Board approved an amendment to the previously approved site plan, designated Site Plan No. 82004015K (MCPB No. 14-29), to swap square footage between two buildings, and to make minor revisions to landscape and hardscape on the Subject Property; and

WHEREAS, the administrative memoranda for Site Plan Nos. 82004015C (approved March 6, 2008), 82004015D (approved June 16, 2008), 82004015E (approved July 28, 2009), 82004015G (approved October 14, 2010), 82004015H (approved January 13, 2012), 82004015J (approved August 2, 2013) and 82004015L (approved August 28, 2015) were minor modifications related to the building heights, public amenities, roadway alignments, stormwater management facilities, parking tabulations, landscape and lighting photometrics on the Subject Property; and

WHEREAS, on June 3, 2018, the Planning Board approved an amendment to the previously approved site plan, designated Site Plan No. 82004015N (MCPB No. 18-052), to increase the retail area and total size of Building E by 3,500 square feet in exchange for a reduction to Building F's retail area by 3,500 square feet, and a further reduction of gross floor area by an additional 800 square feet, reduce parking by six spaces, and include modified architecture, landscaping and circulation around Building E. on the Subject Property; and

WHEREAS, on October 1, 2019, Fortune Parc Development Partners, LLC., ("Applicant") filed an application for approval of an amendment to the previously approved site plans to add a 31-foot free-standing pylon sign on the Subject Property; and

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82004015P, Park Potomac ("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 December 24, 2019, setting forth its analysis and recommendation for approval of the Application ("Staff Report"); and

WHEREAS, on January 9, 2020, 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, 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. 82004015P.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Park Potomac, No. 82004015P, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required; and

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 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, that:

1. *Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan as revised by previous amendments, and all findings not specifically addressed remain in effect.*
2. *The site plan meets all of the requirements of the zone in which it is located.*

The Amendment continues to conform to all of the requirements of the I-3 Zone, consistent with the grandfathering provisions of Section 59.7.7.1.B.3 for amending a plan approved before October 30, 2014. The monument sign has received approval from the Montgomery County Sign Review Board for a sign variance to allow the 31-foot freestanding sign on the Subject Property under Sect. 59-F-4.2(b) and therefore this Amendment satisfies applicable use standards, development standards and general requirements of the zone.

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

The sign is efficiently located perpendicular to I-270 and just 33-feet away from the I-270 right-of-way to maximize visibility. The sign adequately functions as a support structure for wayfinding purposes to inform visitors and residents that the Park Potomac exit is in close proximity. The sign will have a footprint of 90-square feet and will be located within green space between the I-270 and the existing parking lot, which efficiently avoids pedestrian and vehicular circulation. There are no adverse impacts with the location chosen. The sign does not block any viewsheds or alter the land. Therefore, the Planning Board continues to find that the locations of buildings and structures are adequate, safe, and efficient.

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

The Application does not include any new buildings or uses and only consists of adding a 31-foot freestanding sign. The sign is located in an area where signs are generally located as approved by the Sign Review Board. The sign serves to identify the various businesses at Park Potomac and extends their visibility to passerby traffic on I-270. Therefore, the sign is compatible with other uses on the Property, other site plans and it does not impact existing and proposed adjacent development.

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 FEB 03 2020 (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 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, January 9, 2020, in Silver Spring, Maryland.

  
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Casey Anderson, Chair  
Montgomery County Planning Board



**DEVELOPMENT APPLICATIONS AND REGULATORY COORDINATION  
ADOPTED RESOLUTION ROUTING SHEET**

Plan No: 82004015P

Plan Name: Park Potomac

MCPB No: 19-135

DATE RECEIVED FROM CHAIRMAN'S OFFICE: 1/13/20

Reviewed/Routed By:

Date:

**1. ROUTED TO AREA TEAM**

**LEAD REVIEWER:**

A) DARC Admin.

Name: Nichelle

[Signature]

1/13/20

**2. REVIEWED BY AREA TEAM**

**LEAD REVIEWER:**

Angelica

A) Resolution Reviewed for layout and typos; and found to be okay

APG

1/15/20

B) Resolution Routed back to DARC Admin identified above

APG

1/15/20

**3. RESOLUTION MAILING:**

A) **Resolution mailing list includes:**

- a) all registered hearing speakers (from Technical Writers), b) all individuals who sent correspondence in response to the staff report, and
- c) the applicant/attorney/engineer.

B) Resolution date stamped (2 places)

C) Resolution mailed

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**4. RESOLUTION CLOSEOUT:**

A) Original and 1 copy of Resolution to Technical Writer

B) Copy of Resolution to Legal

C) Copy of Resolution to the Board Chair's Office

D) Copy of the Resolution to File

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**5. HANSEN UPDATE:**

A) Resolution Mailing Date and Validity Periods added to Hansen

B) Resolution and mailing list scanned into DAIC

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