



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

MCPB No. 20-008  
Site Plan No. 820200030  
Lidl-Montgomery Village Whetstone Center  
Date of Hearing: January 30, 2020

**MAR 17 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, on July 22, 2019, Lidl US Operations, LLC ("Applicant") filed an application for approval of a site plan for 30,000 square feet of retail/service establishment use on 6.52 acres of land in the Commercial Residential Town (CRT 1.25) zone, located at 19251 Centerway Road, at the intersection of Montgomery Village Road, Montgomery Village ("Subject Property"), in the Montgomery Village/Airpark Policy Area and 2016 *Montgomery Village Master Plan* ("Master Plan") area; and

WHEREAS, the site plan application for the Subject Property was designated Site Plan No. 820200030, Lidl-Montgomery Village Whetstone Center ("Site Plan" 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 January 17, 2020, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on January 30, 2020, the Planning Board held a public hearing at which it heard testimony and received evidence on the Application; and

WHEREAS, on January 30, 2020 the Planning Board voted to approve the Application subject to conditions, on the motion of Commissioner Cichy, seconded by Commissioner Patterson, with a vote of 5-0; Commissioners Anderson, Cichy, Fani-Gonzalez, Patterson, and Verma voting in favor.

Approved as to  
Legal Sufficiency

*Christa Sax* 2/18/20  
MNCPPC Legal Department

9767 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320  
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No 820200030 for up to 30,000 square feet of commercial use on the Subject Property, subject to the following conditions:<sup>1</sup>

### **Density, Height & Housing**

1. Density

The Site Plan is limited to a maximum of 30,000 square feet of commercial uses.

2. Height

The development is limited to a maximum height of 25 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

### **Open Space, Facilities and Amenities**

3. Public Open Space, Facilities, and Amenities

a) The Applicant must provide a minimum of 38,400 square feet of Public Open Space (20% of lot area) on-site, as illustrated on the Certified Site Plan.

b) Prior to issuance of the final Use and Occupancy Certificate, the Applicant must:

- i. Construct all streetscape improvements along the Property's frontage on Montgomery Village Avenue and Centerway Road, as shown on the Certified Site Plan;
- ii. Construct all Public Open Space areas as shown on the Certified Plan; and
- iii. Remove existing asphalt on Lot 37, except where shown, and permanently stabilize disturbed areas with seed or sod with grass as shown on the Certified Site Plan.

4. Maintenance of Public Amenities

The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to tables, seating, and specialty paving. Furniture may be replaced or reconfigured, with like equivalents, without requiring a site plan amendment.

### **Site Plan**

5. Site Design

a) The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations of the submitted architectural drawings, as determined by M-NCPPC Staff.

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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.

**6. Lighting**

- a) Prior to Certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All onsite exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
- b) All onsite downlights must have full cut-off or Backlight, Uplight, and Glare (BUG)-equivalent fixtures.
- c) Deflectors will be installed on all fixtures to prevent excess illumination and glare.
- d) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at any property line abutting public roads and residentially developed properties.
- e) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.

**Environment**

**7. Forest Conservation & Tree Save**

The Applicant must comply with the conditions of the approved Final Forest Conservation Plan No. 820200030.

- a) Prior to certification of the Final Forest Conservation Plan, the Applicant must include the list of all trees 24" DBH and greater that were identified on the approved Natural Resource Inventory/Forest Stand Delineation and Preliminary Forest Conservation Plan, with size, species, condition, and impact status noted. The trees in the list should be numbered and correspond to the number identifying the tree on the sheet where they are located.
- b) Except for clearing and grading associated with building and paving demolition, the Applicant must record an M-NCPPC approved Certificate of Compliance in an M-NCPPC approved off-site forest bank to satisfy the afforestation requirement consistent with the Certified Final Forest Conservation Plan prior to any clearing, grading or construction on the Property.
- c) The Final Sediment Control Plan must be consistent with the final Limits of Disturbance shown on the certified Final Forest Conservation Plan.
- d) The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspector at the pre-construction meeting.

## **Transportation & Circulation**

### **8. Transportation**

Prior to issuance of the final Use and Occupancy Certificate, the Applicant must:

- a) Install a traffic signal and related infrastructure at the intersection of Centerway Road and Club House Road to the satisfaction of the Montgomery County Department of Transportation ("MCDOT"); and
- b) Relocate the existing bus shelter pad into the Property as determined by the MCDOT and provide a Public Infrastructure Easement (PIE) covering the extent of the relocation.

### **9. Pedestrian & Bicycle Circulation**

- a) The Applicant must provide one long-term and four short-term bicycle parking spaces.

The short-term bicycle parking spaces must be inverted-U racks or an approved equal rack. All bicycle parking must be installed in a location convenient to the main entrance with weather protected bicycle parking preferred. The specific location(s) of the short-term bicycle rack(s) and long-term bicycle locker must be identified on the Certified Site Plan.

- b) Prior to issuance of the final Use and Occupancy Certificate, the Applicant must provide a 10-foot-wide sidepath and a 9-foot wide tree panel along the Property frontage on Montgomery Village Avenue between Centerway Road and Whetstone Drive. A portion of the sidepath may be constructed on the Property, and the Applicant must provide a Public Improvement Easement (PIE) for any portion of the sidepath on the Property. If the Applicant is unable to obtain permission from the adjoining Homeowner's Association (HOA) to construct a portion of the sidepath on the adjoining HOA property (Parcel 4) and record a Public Improvement Easement (PIE) as necessary, the portion of the sidepath along Parcel 4 may be reduced to eight feet and the tree panel may be reduced to approximately 4.8 feet so it can be constructed within the right-of-way. Both options should be reflected on the Certified Plans.

### **10. Fire and Rescue**

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated October 24, 2019, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Preliminary Plan approval.

### **11. Site Plan Surety and Maintenance Agreement**

Prior to issuance of any building permit, sediment control permit, or Use and Occupancy Certificate, the Applicant must enter into a Site Plan Surety and



Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements, including, but not limited to, plant material, on-site lighting, site furniture, trash enclosures, retaining walls, fences, railings, private sidewalks, private utilities, paths and associated improvements of development, including sidewalks and bikeways. The surety must be posted before issuance of any building permit of development and will be tied to the development program.
- c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

#### **12. Development Program**

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved prior to the approval of the Certified Site Plan.

#### **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:

- a) Include the stormwater management concept approval letter, development program, and Site Plan resolution (and other applicable resolutions) on the approval or cover sheet(s).
- b) Add a note to the Site Plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."
- c) Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."
- d) Ensure consistency of all details and layout between Site and Landscape plans.
- e) Add cross sections for Montgomery Village Avenue and Centerway Road.
- f) Provide additional mountable paving or inset concrete at the location of proposed striping near the Centerway Road driveway to reduce the turning radii in order to create a better pedestrian and parking environment by further slowing traffic.
- g) Add the conceptual layout of the traffic signal to the intersection of Centerway Road and Club House Road.

- h) Show the full extent of the sidepath on Montgomery Village Avenue between Centerway Road and Whetstone Drive. Modify the Forest Conservation Plan as necessary to reflect the expanded LOD.
- i) Show an updated development standards table based on the public open space parcels.
- j) Add visual interest to the building façade facing the parking lot.

**14. Outside Agency Approval**

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS") – Right-of-Way Plan Review in an email dated November 21, 2019 and incorporates them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Right-of-Way Plan Review if the amendment does not conflict with any other conditions of Site Plan approval.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Lidl-Montgomery Village Whetstone Center 820200030, 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. *The development satisfies any previous approval that applies to the site.*

While the Applicant must comply with the Preliminary Plan approved concurrently with this Site Plan, approval of the Preliminary Plan and Site Plan will supersede the prior approvals for the existing development.

2. *The development satisfies the binding elements of any development plan or schematic development plan in effect on October 29, 2014.*

Not applicable. The development plan associated with the existing development is no longer applicable under Section 7.7.1.B.5.a.i., because the Property was rezoned by a Sectional Map Amendment and this Application was approved under the SMA-approved zoning.

3. *The development satisfies any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment.*

Not applicable. Although the zoning classification on October 29, 2014 was the result of a Local Map Amendment, the TS (Town Sector) Zone did not have a green area requirement.

4. *The development satisfies applicable use standards, development standards, and general requirements under the Zoning Ordinance.*

a. Development Standards

The Subject Property includes approximately 4.24 acres zoned CRT-1.25, C-1.0, R-1.0, H-75. The Application satisfies the applicable development standards as shown in the following data table:

	Required/ Allowed	Approved
<b>1. Site</b>		
Public Open space (min)	10% (19,198 SF)	20% (38,400 SF)
<b>2. Lot and Density</b>		
Lot area (min)	n/a	3.76 AC (164,097 SF)
Commercial Density (max)	1.0 FAR/ 191,984 SF	0.16 FAR/ 30,000 SF
<b>3. Placement</b>		
<u>Principal Building Setback (min)</u>		
Front- Montgomery Village Ave	0 FT	45 FT
Side street-Centerway Rd	0 FT	18 FT
Side- abutting nonresidential CRT zone	0 FT	100 FT
Rear- abutting residential R-90 Zone	37.5 FT	255 FT
<u>Parking Setback for Surface Parking Lots</u>		
Front/Side street	Behind front/side street building line in the BTA	Behind front/side street building line in the BTA

	Required/ Allowed	Approved
Side	10 FT to accommodate landscaping under 59-6.2.9	n/a <sup>1</sup>
Rear	10 FT to accommodate landscaping under 59-6.2.9	85 FT
<b>Build-to Area (BTA)</b>		
Front setback (max)	20 FT	62 FT <sup>2</sup> (modified BTA)
% of building façade in front street BTA (min)	70%	100% <sup>3</sup>
Side street setback (max)	20 FT	20 FT
% of building façade in side street BTA (min)	35%	100%
<sup>1</sup> Per Section 59-6.2.9.C.3.B.iv, a perimeter planting is not required because the parking lot will abut the parking lot on Lot 37. <sup>2</sup> Section 4.5.3.C.3.a allows the build-to area setback to be increased by the minimum setback necessary to avoid a platted utility easement, in this case a public storm drain easement shown on Plat No. 8205. <sup>3</sup> Within modified BTA.		
4. Height (max)	75'	25'
<b>5. Form</b>		
<b>Building Orientation</b>		
Entrance facing street or open space	required	Provided on Montgomery Village Ave
Entrance spacing (max)	100 FT	Satisfied along Montgomery Village Avenue, not provided on Centerway Rd or east facing façade <sup>4</sup>
<b>Transparency, for walls facing a street or open space</b>		
Ground story, front-Montgomery Village Ave (min)	40%	40%
Ground story, side/rear-Centerway Rd/ facing east towards open space (min)	25%	25% / 0% <sup>4</sup>
<sup>4</sup> See "Modification of Form Standards" below.		



	Required/ Allowed	Approved
Blank wall, front-Montgomery Village Ave (max)	35 FT	35 FT
Blank wall, side/rear- Centerway Rd/ facing east towards open space (max)	35 FT	35 FT

**Modification of Form Standards**

The Planning Board modified certain Building Orientation and Transparency requirements along Centerway Road and the eastern building façade (along the open space) pursuant to Section 59.4.5.3.C.5.a:

*Building Orientation and Transparency requirements may be modified by the Planning Board in a site plan under Section 7.3.4. In approving a site plan submitted under this subsection, the Planning Board must find that the plan: (1) deviates from the Building Orientation and Transparency requirements only to the extent necessary to accommodate the physical constraints of the site or the proposed land use; and (2) incorporates design elements that engage the surrounding publicly accessible spaces such as streets, sidewalks, and parks.*

An entrance to the proposed grocery store on Centerway Road would present safety concerns and impact operational characteristics such as the location of refrigeration units. In lieu of an entrance, the Centerway Road façade includes enhanced architectural features, lighting, and landscaping to improve the pedestrian experience along Centerway Road.

Relief from the transparency and entrance requirements for the eastern building façade that faces the open space is warranted due to the location of the loading and back of house operations for the grocery store along the eastern side of the building. The Applicant has provided additional architectural articulation and landscaping to soften this building façade and to provide enclosure for the adjacent open space.

**b. General Requirements**

**i. Site Access**

The Applicant will maintain the site's two separate vehicular access points, located on Montgomery Village Avenue and Centerway Road. Typically, only one site access point is allowed on a corner lot per Section 59.6.1.4.E, and that access point must be located on the lowest volume road. Because the Applicant has subdivided the

existing property into two separate lots, it is permitted to retain both access points. The access point on Montgomery Village Avenue will be located on proposed Lot 37, future retail site, and the access point on Centerway Road will provide access to proposed Lot 36, the proposed grocery use.

Despite separate access locations, the Applicant intends to allow shared parking upon the future development of proposed Lot 37, and as such both access points will support the grocery use proposed via Site Plan No. 82020030. Both curb cuts are proposed to be 30-feet-wide and comply with the requirements of Chapter 59.6.1.4.A. The access points' curb radii are shown at 25-feet, which are necessary to accommodate truck access into and out of the Property.

In addition, pedestrian and bicycle access will be enhanced by a new shared use path along Montgomery Village Avenue and an improved streetscape along the Property frontage.

ii. *Parking, Queuing, and Loading*

As demonstrated by the parking table below, the Site Plan satisfies the parking and loading requirements of Division 6.2.

	Required/Allowed	Approved
Vehicle Parking Spaces (Reduced Parking Area)	105 min/150 max (3.5 per 1,000 SF min/ 6 per 1,000 SF max)	138
Accessible	5	5
Motorcycle/scooter	3	4
Car-share	1	1
Electric charging ready	2	2
Bicycle Parking Spaces (1 per 10,000 of GFA, 15% long term)	3 (1 long term)	5 (1 long term)
Loading Spaces	1	1
Parking Lot Internal Landscaped Area	5%	26%
Parking Lot Tree Canopy	25%	45%
Parking Lot Perimeter Planting width, abutting residential	10 FT	24 FT

iii. *Open Space*

Two areas of Public Open Space are provided on the Site. One area is a plaza located in front of the proposed grocery store along Montgomery Village Avenue. This space includes landscaping, seating, and colored concrete. The other area is located along Centerway Road and includes a grassy area, landscaping and seating. The Site Plan provides 38,400 square feet of Public Open Space, well in excess of the amount required by the zoning code. The open space satisfies the following Public Open Space design requirements for a standard method project under Section 6.3.6.B.1:

- a. abut a public sidewalk or other public pedestrian route;
- b. be a minimum of 15 feet wide;
- c. include seating and shade; and
- d. be in a contiguous space (the eastern area alone satisfies the 10% open space requirement).

iv. *General Landscaping and Outdoor Lighting*

Landscaping and lighting, as well as other site amenities, will be provided to ensure that the Project will be safe, adequate, and efficient for year-round use. The Project provides street trees, other plantings, and appropriate outdoor lighting to illuminate streets and sidewalks.

5. *The development satisfies the applicable requirements of Chapters 19 and 22A of the Montgomery County Code.*

a. Chapter 19, Erosion, Sediment Control, and Stormwater Management

A Stormwater Concept Plan was approved by the Montgomery County Department of Permitting Services on December 24, 2019. The plan will meet stormwater management requirements using microbio-retention, bioswales, planter boxes and a green roof to meet required stormwater management goals.

b. Chapter 22A, Forest Conservation

The Board finds that as conditioned the Forest Conservation Plan complies with the requirements of the Forest Conservation Law.

The Final Forest Conservation Plan (FFCP No. 820200030) for the Application is being reviewed as part of the Site Plan. The FFCP substantially conforms to the Preliminary Forest Conservation Plan

(PFCP). In addition to the requirements of the PFCP, the FFCP is also showing the species and planting locations of the Variance Mitigation Trees required as a part of the Variance approval under the PFCP. The FFCP also reaffirms that the Applicant will fulfill their required 1.02 acres of afforestation by obtaining credits in an approved off-site forest conservation bank.

6. *The development provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities.*

Parking, circulation, building massing, open spaces, and site amenities will be safe and well-integrated into the proposed development.

#### Parking and Circulation

The proposed parking is behind the front building line allowing for a safe and attractive pedestrian streetscape. Internal circulation is provided by two 24-foot wide circulation aisles, which encircle nine rows of perpendicular parking. The Applicant agreed to reduce all internal parking aisles to be 20-feet wide to support reduced speeds and larger landscape islands.

#### Building Massing

The proposed building has been pulled up to Montgomery Village Avenue and Centerway Road to help enliven the streetscape and enhance the pedestrian environment. The one-story building is consistent with other commercial buildings in the area.

#### Open Spaces and Site Amenities

Two areas of Public Open Space are provided on the Site. One area is a plaza located in front of the proposed grocery store along Montgomery Village Avenue. This space includes landscaping, seating, and colored concrete. The other area is located along Centerway Road and includes a grassy area, landscaping and seating. The Public Open Space areas will significantly improve the streetscape and pedestrian experience along the Property frontage.

7. *The development substantially conforms to the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan.*

The Planning Board finds the Site Plan to be in substantial conformance with the 2016 Montgomery Village Master Plan ("Master Plan").

a. Land Use

The Site Plan substantially conforms to the recommendations of the 2016 *Montgomery Village Master Plan* ("Master Plan") and the project is within the Middle Village area. The Master Plan identifies four specific areas as potential redevelopment sites, including the Subject Property (referred to as "Professional Center" - see Figure 14 on page 55; Property #3). The Master Plan provides both general and site-specific guidance for the Property.

The Property confronts the Montgomery Village Center, which is located directly across Montgomery Village Avenue. The zoning recommendations and design guidance in the Master Plan anticipated complementary redevelopment of both properties, to promote the community's vision for this area as a mixed-use activity center to become a "great place for all residents to live, work, shop, eat and play." (p.48) The Master Plan recommended a mixed-use zone with appropriate density levels to achieve a mix of uses as a framework for a lively pedestrian environment.

While the Site Plan leaves a fair amount of development capacity unused, the development approved for this Property provides a valuable neighborhood amenity and aligns with the community's vision in the Master Plan to redevelop this highly visible property.

The Master Plan's vision is organized by four themes:

- Preserve the Village's Character
- Maintain the Village's Public Recreation and Open Spaces
- Encourage Reinvestment in the Village
- Enhance the Village's Connectivity

Preserve the Village's Character

The Master Plan recommends, "Ensuring development is compatible in scale and density to adjacent existing residential communities." (p. 51) and to "Consider placing lower density residential uses, if any are proposed in the future, adjacent to existing residences." (p.62).

The proposed building is located at the corner of Centerway Road and Montgomery Village Avenue; therefore, density is located closer to Montgomery Village Avenue and the furthest area possible away from the adjacent residential community to the east. In addition, the Site Plan includes a relatively large open space to the east of the proposed building, and the Applicant will utilize the Property's sloped terrain to partially set the proposed building into the ground which mitigates the scale of the grocery



footprint and makes it more compatible with existing residential development along Centerway Road.

Maintain the Village's Public Recreation and Open Spaces

The Master Plan recommends, "Creating places for community use that are framed and activated by surrounding development and uses, where the public feels welcome to gather and linger." (p.51).

The Site Plan includes two open spaces: one paved plaza near the building's entrance at Montgomery Village Avenue, and a second greener open space adjacent to the property's entrance on Centerway Road. One of these areas is activated by the retail use; activation alternatives should be considered as part of the future site plan for the second open space area, which connects to existing trails.

Encourage Reinvestment in the Village

The Master Plan recommends, "Providing compact, mixed-use development patterns that have short blocks and building frontages close to the street." (p.50) and "Creating a recognizable center for the community, with identifiable edges to reinforce the form and identity of the center." (p. 51).

The proposed development is compact, the building is situated to help anchor the corner of Montgomery Village Avenue and Centerway Road, and the Applicant is required to install a traffic signal at the intersection of Centerway Road and Club House Road, thus reducing the block length and improving pedestrian safety. The proposed development, in conjunction with the Montgomery Village Center project to the west of Montgomery Village Avenue, help to create a stronger, recognizable center within the Montgomery Village community.

The Master Plan states the following recommendations for Encouraging Reinvestment in Village Center: 1) Contribute to the establishment of a sustainable and competitive village center (page 50); 2) Provide low-density, compatible development adjacent to existing residential communities (page 50); 3) Create places for community use that are framed and activated by surrounding development and uses, where the public feels welcome to gather and linger (page 51); 4) Utilize both hardscape and landscape areas within the public open space (page 51).

The Site Plan contributes to the establishment of the Montgomery Village Center and has been designed so the building is situated to anchor the intersection of Montgomery Village Avenue and Centerway Road with an open space closest to the residential development to the east. The open spaces have

been designed and appropriately placed with both hardscape and pervious surfaces, which are open to the public to gather and linger.

Enhance the Village's Connectivity

The Master Plan recommends creating "complete streets, that include building frontages close to the street, landscaping, bike facilities, and pedestrian areas that provide safe pedestrian crossings and include sustainable elements." (p. 51).

The proposal improves pedestrian and bicycle areas along Centerway Road and Montgomery Village Avenue. This includes connections to the public open spaces provided by the application; improved bike facilities and active fronts along Montgomery Village Avenue; and additional new trees along both frontages. The proposal also includes connections to existing trails leading east from the property from one of the proposed open spaces, and the Applicant is required to install a traffic signal at the intersection of Centerway Road and Club House Road, which will provide a safe pedestrian crossing of Centerway Road.

b. Environment

The Master Plan encourages reforestation and restoration to protect and enhance environmentally sensitive areas, which the proposal seeks to achieve. The Master Plan states the following recommendations for the Natural Environment: 1) Provide enhanced tree canopy in proposed commercial redevelopment and parking areas (page 39); 2) Incorporate native plants to the maximum extent practicable (page 39); 3) Minimize imperviousness and reduce impervious area, as compared to existing conditions (page 41); and 4) Reduce large impervious areas by incorporating landscape panels in the design of sites (page 41).

The existing Property conditions include a significant amount of imperviousness area with no stormwater management and minimal tree cover. The proposed development will significantly improve the Property by decreasing imperviousness, providing stormwater management facilities for the development, and providing tree canopy coverage of the parking lot as required by the Zoning Ordinance. Therefore, the proposed Project meets the environmental recommendations of the Master Plan.

c. Transportation

The Property fronts on Montgomery Village Avenue and Centerway Road. The 2018 *Master Plan of Highways and Transitways* classifies each road as an arterial with Montgomery Village Avenue as a 100-foot right-of-way and Centerway Road as an 80-foot right-of-way. Both roads are currently

constructed to their recommended widths. Width accommodation of recommended and code-compliant bicycle and pedestrian facilities are discussed under the "Pedestrian Facilities" and "Bicycle Facilities" sections. As previously stated, the 2018 *Bicycle Master Plan* recommends sidepaths on both sides on Montgomery Village Avenue and a sidepath on the north side of Centerway Road (across the street). The Applicant will provide a ten (10)-foot-wide sidepath along the Property frontage, including a continuous flush facility over the driveway entrance on Montgomery Village Avenue. The Applicant is required to extend this facility slightly off-site to the intersection of Whetstone Drive.

8. *The development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.*

As established by the approval of Preliminary Plan No. 120200020, the development will be served by adequate public services and facilities.

9. *The development is compatible with existing and approved or pending adjacent development.*

The Project is compatible with existing adjacent development. The scale of the proposed building is consistent with other commercial uses in the area and the grocery store will provide a convenient service within walking distance of many existing neighborhoods. Further, the grocery store will be an asset to the new residential development proposed just to the west of the Property across Montgomery Village Avenue.

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 MAR 17 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

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 Cichy seconded by Commissioner Verma, with Chair Anderson, Commissioner Cichy, and Commissioner Verma voting in favor, and Vice Chair Fani-González and Commissioner Patterson absent, at its regular meeting held on Thursday, February 27, 2020, in Silver Spring, Maryland.

  
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Casey Anderson, Chairman  
Montgomery County Planning Board