



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

Agenda Date:
Agenda Item No.:

June 11, 2020

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Gwen Wright, Planning Director *GLMW*

VIA: Elza Hisel-McCoy, Chief, Area 1 *CH*
Stephanie Dickel, Supervisor, Area 1 *SD*
Matthew Folden, Planner Coordinator, Area 1 *MAF*

RE: Correction of Resolution
MCPB No. 20-044
Site Plan Amendment No. 82001021H
The Collection I

Please find the attached redlined version of the Resolution for Site Plan Amendment No. 82001021H, The Collection I. This Resolution was adopted by the Planning Board at the May 21, 2020, Planning Board Hearing, and was mailed out to all parties of record on May 28, 2020.

The original resolution inadvertently included the conditions from Site Plan Amendment 82001013F, Collection II, that went to the Planning concurrently with this Site Plan Amendment. Therefore, the Corrected Resolution updates the Conditions, as stated in the Staff Report and reflective of the final position of the Planning Board. The Site Plan Amendment Conditions, to be reflected in the Corrected Resolution for Site Plan Amendment 82001021H, are listed below:

1. The Site Plan is limited to a maximum of 112,000 square feet of total development on the Subject Property, including up to 24,000 square feet of office uses, up to 72,957 square feet of retail uses, and up to 18,780 square feet of restaurant uses. The combination of retail and restaurant uses within the limits described above must not exceed 88,000 square feet.
2. Outdoor Dining areas must be adjacent to the primary restaurant use to which it is ancillary and illustrated on the Certified Site Plan.

3. The Applicant must provide a minimum of 20,820 square feet of public use space (10% of the net lot area) on-site, as illustrated on the Certified Site Plan.
4. The Certified Site Plan must reflect a 7-foot-wide minimum clear pedestrian path width along Wisconsin Avenue and a minimum clear pedestrian path of 6 feet along all outdoor dining areas.
5. 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 development program, and Site Plan resolution on the approval or cover sheet(s).
 - b. Modify data table to reflect development standards approved by the Planning Board.
 - c. Ensure consistency of all details and layout between Site and Landscape plans.
 - d. Remove "X" designation on trees to be removed. No trees will be impacted as part of the Subject Amendment.

cc: Delisa Coleman, Associate General Counsel