



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

MCPB No. 20-062
Site Plan No. 82017011A
Westbard Self Storage
Date of Hearing: July 23, 2020

AUG 18 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 January 12, 2018, the Planning Board, by Resolution MCPB No. 17-123, approved Site Plan No. 820170110, for construction of a new self-storage facility with a maximum total density of 195,527 square feet of self-storage uses, including 107,030 square feet of Gross Floor Area (GFA) derived from the tract area, and 88,497 square feet of "cellar" area that is excluded from the definition of GFA under Section 59.1.4.2., on 0.98 acres of IM zoned-land, located approximately 100 feet south of River Road, in the southwest quadrant of the intersection of River Road and the Capital Crescent Trail, ("Subject Property"), in the *Westbard Sector Plan* ("Sector Plan") area; and

WHEREAS, on April 14, 2020, Bethesda Self Storage Partners, LLC ("Applicant") filed an application for approval of an amendment to the previously approved Site Plan to revise the front and rear building setbacks and confirm the Parcel 1 Parkland Dedication area on the Subject Property; and

WHEREAS, the application to amend the Site Plan was designated Site Plan No. 82017011A, Westbard Self Storage ("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 July 13, 2020, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on July 23, 2020, 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. 82017011A for revision to the front and rear building setbacks and confirmation of the Parcel 1 Parkland Dedication area on the Subject Property by adding the following conditions:¹

13. Parks Department

- a. The Applicant must add the following notes to the Certified Site Plan Amendment:

M-NCPPC may require minor changes during the Park Construction Permit process for Parcel 1 and the Park easement areas as deemed appropriate by Parks and Planning staff without requiring amendment of the Project Approvals, potentially including revisions to site grading, the location of paving, lighting, benches, signage, or other changes of a similar nature.

- b. *The locations and details of the interpretive signs along Outlet Road must be shown on the Certified Site Plan subject to Staff approval. However, further refinement of the details and locations may occur as part of the Park Construction Permit process.*

- c. The Applicant must add a note on Architectural sheet 007 to read:

Content for the interpretive signs will be created by M-NCPPC Cultural and Historical Resources staff in close coordination with the community during the Willett Branch Greenway Facility Planning process.

14. Prior to the submittal of the Certified Site Plan for this Amendment the Applicant must coordinate with Staff on any necessary clarifications, corrections and updates for the plans, notes, index and tables.

15. The Applicant must provide to an archeologist chosen by the Bethesda African Cemetery Coalition, for review and comment, all archeological reports and documentation prepared pursuant to the October 9, 2019, Phased Final Forest Conservation Plan approval memo, as well as reasonable access to physical artifacts discovered on the Subject Property which are determined

¹ 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.

to be significant in the best professional judgement of the archeologists engaged by the Applicant pursuant to this approval. Delivery of the reports and documentation and provision of access fulfills the requirement of this condition.

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 Westbard Self Storage 82017011A, 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 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, 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.*

This Amendment complies with the general requirements and development standards of the Zoning Ordinance and Subdivision Regulations and substantially conforms with the goals and recommendations of the 2016 *Westbard Sector Plan*. The proposed modifications to Site Plan No. 820170110 will not alter the overall character or impact of the development with respect to the original findings of approval, except as follows:

- a. *satisfies applicable use standards, development standards, and general requirements under this Chapter;*
- i. *Division 4.8. Light Industrial Zones*

Development Standards

The Westbard Self Storage tract area is approximately 0.98 acres, zoned IM-2.5 H-50. The following Data Table shows the Application's conformance to the development standards of the Zone.

Site Plan Data Table				
Section	Development Standard	Permitted/ Required	Approved 820170110	Approved 82017011A
59.4				
	Tract Area (Square Feet)	n/a	42,812 (0.98 acres)	42,812 (0.98 acres)
	Proposed ROW Dedication (min.)	n/a	579	579
	Parcel 1 Dedication	n/a	n/a	4,792
	Site Area (max.)	n/a	42,233 (0.969 acres)	37,441 (0.86 acres)
4.8.2.A.1	Maximum Density (FAR/SF)			
	IM-2.5 H-50	2.5/107,030	2.5/107,030	2.5/107,030
	Cellar area exempt from Gross Floor Area per 59.1.4.2.G		88,497	88,497
	Total		195,527	195,527
4.8.2.A.1	Building Height (feet)			
	IM-2.5 H-50	50 feet	50 feet	50 feet
4.8.3.A.1	Amenity Open Space (minimum)			
	Public Open Space (% of Site/sf.)	10/4,223	40.2/16,974	40.2/16,974
4.8.3.A.3	Minimum setbacks			
	Front	10 feet	33 feet	20 feet
	Rear	10 feet	19 feet	16 feet
	North Side	10 feet	10 feet	10 feet
	South Side	0 feet	11.5 feet	11.5 feet
6.2.4.B	Parking spaces, minimum			
	Vehicular	12	18	18
	Bicycle	11	11	11

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

AUG 18 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).

* * * * *

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 Verma, seconded by Commissioner Cichy, with Chair Anderson, Vice Chair Fani-González, and Commissioners Cichy and Verma voting in favor, and Commissioner Patterson opposed at its regular meeting held on Thursday, July 23, 2020, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board