

WILDWOOD MANOR SHOPPING CENTER – PART OF PARCEL C
PRELIMINARY PLAN AMENDMENT NO. 11989271D
SITE PLAN AMENDMENT NO. 82008024C



Description

The Preliminary and Site Plan Amendments propose to increase the number of age-restricted senior housing dwelling units from 60 to 72, add a monument sign along the Old Georgetown Road frontage, bury a transformer, upgrade building façade materials, and add ventilation for a below grade garage. Additionally, the Amendments propose to increase the tract area to include prior right-of-way dedication. The project is located at 10401 Old Georgetown Road, in the southeast quadrant of the intersection of Old Georgetown Road and Rock Spring Drive, zoned CRT-1.25 C-0.5 R-0.75 H-50 on 3.42 acres within the 2017 *Rock Spring Sector Plan*.

No. 11989271D, 82008024C
Completed: 2-14-2022

MCPB
Item No.
02-24-2022

Montgomery County
Planning Board
2425 Reedie Drive, Floor 14
Wheaton, MD 20902

Planning Staff

	Amy Lindsey, Planner III, Mid-County Planning, Amy.Lindsey@montgomeryplanning.org , 301-495-2189
	Matthew Folden, Supervisor, Mid-County Planning, Matthew.Folden@montgomeryplanning.org , 301-495-4539
	Carrie Sanders, Chief, Mid-County Planning, Carrie.Sanders@montgomeryplanning.org , 301-495-4653

LOCATION/ADDRESS

10401 Old Georgetown Road, in the southeast quadrant of the intersection of Old Georgetown Road and Rock Spring Drive

MASTER PLAN

2017 Rock Spring Sector Plan

ZONE

CRT-1.25 C-0.5 R-0.75 H-50

PROPERTY SIZE

3.42 acres

APPLICANT

Alvin L. Aubinoe, Inc

ACCEPTANCE DATE

September 8, 2021

REVIEW BASIS

Chapter 50, Chapter 59, Chapter 22A



Summary:

- Staff recommends approval of the Preliminary Plan and Site Plan Amendments, including the Final Forest Conservation Plan.
- The Applications propose to increase the number of age-restricted senior housing dwelling units from 60 to 72, add a monument sign along the Old Georgetown Road frontage, bury a transformer, upgrade building façade materials, and add ventilation for below grade parking garage.
- The Application is increasing the number of dwelling units by changes to unit type and size. No changes to the square footage of the mixed-use building are proposed.
- The Applications also propose to increase the tract area by including area previously dedicated for right-of-way.
- On December 7, 2021, the Planning Director granted a 30-day extension of the review period for the Preliminary and Site Plan Amendments from January 6, 2022 to February 3, 2022.
- On February 3, 2022, the Planning Board granted an additional 30-day extension of the review period for the Preliminary and Site Plan Amendments from February 3, 2022 to March 3, 2022.

TABLE OF CONTENTS

SECTION 1: RECOMMENDATIONS AND CONDITIONS	3
PRELIMINARY PLAN 11989271D	3
SITE PLAN 82008024C.....	4
SECTION 2: SITE DESCRIPTION.....	5
VICINITY.....	5
PROPERTY DESCRIPTION.....	6
SECTION 3: PROJECT DESCRIPTION.....	8
PREVIOUS APPROVALS.....	8
PROPOSAL	10
SECTION 4: PRELIMINARY PLAN NO. 11989271D FINDINGS AND ANALYSIS	14
SECTION 5: SITE PLAN NO. 82008024C FINDINGS AND ANALYSIS.....	18
SECTION 6: COMMUNITY OUTREACH	19
SECTION 7: CONCLUSION	20
ATTACHMENTS	20

SECTION 1: RECOMMENDATIONS AND CONDITIONS

PRELIMINARY PLAN 11989271D

Staff recommends approval with conditions of the Preliminary Plan Amendment. All conditions of approval of Preliminary Plan No. 119892710, as amended, remain in full force and effect except for the modified condition below. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions:¹

1. This Preliminary Plan is limited to two Lots and one private road parcel for up to 139,500 square feet of development, including up to 95,000-square-feet and ~~sixty (60)~~ seventy-two (72) units of multi-family residential uses (age-restricted by covenant) with a minimum 15% MPDUs and up to 11,000 square feet of ground-floor retail uses with below-grade parking, in addition to an existing 3,500-square-foot bank and an existing 30,000-square-foot medical office.

¹ For the purposes 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.

SITE PLAN 82008024C

Staff recommends approval with conditions of the Site Plan Amendment. All conditions of approval of Site Plan No. 820080240, as amended, remain in full force and effect with the additional conditions below. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions:

1. Density

The Site Plan is limited to up to 139,500 square feet of development, including up to 95,000-square-feet and ~~sixty (60)~~ seventy-two (72) units of multi-family residential uses (age-restricted by covenant) with a minimum 15% MPDUs and up to 11,000 square feet of ground-floor retail uses with below-grade parking, in addition to an existing 3,500-square-foot bank and an existing 30,000-square-foot medical office.

4. Moderately Priced Dwelling Units (MPDUs)

The Planning Board accepts the recommendations of Montgomery County Department of Housing and Community Affairs (DHCA) in its letter dated ~~November 1, 2018~~ January 24, 2022, 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 DHCA may amend provided that the amendments do not conflict with other conditions of the Site Plan approval.

7. Site Design

a) The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on ~~Sheet 09-ARCH-82008024B-001 through Sheet 09-ARCH-820170090-003~~ Sheets A300, A301, A302, and A303 of the submitted architectural drawings, as determined by M-NCPPC Staff.

11. Pedestrian & Bicycle Circulation

a) The Applicant must provide ~~thirty-three (33)~~ forty-one (41) long-term and eight (8) short-term bicycle parking spaces.

14. Certified Site Plan

- i. List all sheets on the cover sheet.
- j. Correct all notes associated with the data table.
- k. Correct the parking data table to reflect change in requirements.
- l. Include two car sharing spaces.

SECTION 2: SITE DESCRIPTION

VICINITY

The Wildwood Manor Shopping Center Property (Subject Property or Property – outlined in red in Figure 1) is approximately 3.42 acres in size and is located at 10401 Old Georgetown Road (MD 187), on the east side of Old Georgetown Road, between Democracy Boulevard and Rock Spring Drive, approximately 30 feet south of the intersection of Old Georgetown Road and Rock Spring Drive. The Property is bordered by the Wildwood community to the north; Wildwood Shopping Center and Cheshire Drive to the south; Old Georgetown Road and the Georgetown Square Shopping Center to the west; and Berkshire Drive and Wildwood Manor community to the east.

The neighborhood surrounding the Property contains both residential and commercial uses. The area to the north and east of the Property is residential in nature with detached houses in the R-90 Zone; the neighborhood to the north has a Transferable Development Rights (TDR) Overlay Zone. Two shopping centers occupy the southern and western portions of the neighborhood. The Wildwood Shopping Center abuts the Property to the south and contains a variety of retail and service uses with associated surface parking. The Georgetown Square Shopping Center is located across Old Georgetown Road from the Property, and includes retail and restaurant uses. A gas station is located adjacent to the Property to the southwest and is zoned CRT- 0.75, C-0.75, R-0.25, H-35.



Figure 1 - Vicinity Map

PROPERTY DESCRIPTION

The Subject Property (Figure 2) is improved with a three-story, 36,423-square foot (30,000-square-foot for FAR purposes) medical office building, a 3,471-square-foot, stand-alone bank with drive-thru service, and associated surface parking. The medical office building is surrounded with a landscape bed containing trees and shrubs. The northern portion of the Property contains a landscaped open space area with trees and shrubs, and a grassy area with trash receptacle. The Property contains some mature trees that would be removed to accommodate the proposed mixed-use project. There is a six-foot board-on-board fence lined with trees and shrubs along the Property's Berkshire Drive frontage and along the southern property line. The Property slopes down moderately from the northwest corner to the southeast corner and sits approximately 10 feet above Berkshire Drive. The Property has access to Old Georgetown Road via a driveway located at the northern end of the property (across from Rock Spring Drive) via an easement on the abutting property to the north. Internal driveways also connect the Property with the Wildwood Shopping Center to the south and the gas station to the southwest. The gas station also has direct access to Old Georgetown Road. Although there is no vehicular connection between Berkshire Drive and the Property, there are pedestrian connections

available just to the south and north of the Property. The Property lies in the Lower Rock Creek watershed and contains no forest, streams, wetlands, floodplains, or any associated buffers. The Property is currently served by public water and sewer. The Property is within the 2017 *Rock Spring Sector Plan* (Sector Plan) area and is zoned CRT-1.25, C-0.5, R-0.75, H-50 Zone.



Figure 2 - Subject Property

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

A history of prior approvals for the Property is summarized below:

Board of Appeals Case BA-1631 (1964)

The Board of Appeals approved a special exception to allow construction of a medical office building on the R-90 zoned property.

Preliminary Plan No. 119892710 (1990)

The Planning Board approved Preliminary Plan No. 119892710 to create one lot and a maximum of 34,580 square feet for a medical office building.

Sectional Map Amendment G-706 (1992)

The *North Bethesda/Garrett Park Master Plan* reaffirmed the Property's R-90 Zone.

Local Map Amendment G-851 (2007)

The County Council approved a Local Map Amendment to rezone the Property from R-90 to the O-M² (Office building, moderate intensity) Zone, under optional method, to allow the construction of a second, three-story office building and a single-story bank. The schematic development plan included several binding elements that limited the maximum FAR to 0.46 and the maximum height to three stories or 42 feet. In addition, no point along the east side of the building could exceed 56 feet in height.

Preliminary Plan No 11989271A and Site Plan No. 820080240 (2009)

The Planning Board approved Preliminary Plan 11989271A and Site Plan 820080240 to construct the second office building and the bank. The bank was constructed, but the second office building was not.

Special Exception S-2830 (2012)

The Board of Appeals approved Special Exception S-2830 to substitute a five-story residential building (with a minimum of 35% productivity housing) for the previously approved, but unbuilt, office building.

Schematic Development Plan SDPA 12-1 (2013)

The County Council approved Schematic Development Plan amendment SDPA 12-1, associated with Special Exception S-2830, which included several binding elements.

² The O-M Zone no longer exists in the 2014 Zoning Ordinance.

Preliminary Plan No. 11989271B and Site Plan No. 82008024A (2013)

Preliminary Plan No. 11989271B and Site Plan No. 82008024A were submitted to implement the residential building approved under SDPA 12-1 and Special Exception S-2830 but were subsequently withdrawn by default due to inactivity.

District Map Amendment G-956 (2014)

District Map Amendment G-956 rezoned the property to CRT-1.25, C-0.5, R-0.75, H-50 to accommodate the approvals under SDPA 12-1 and S-2830.

Schematic Development Plan SDP-2016-01 (2015)

The Applicant submitted a Schematic Development Plan amendment under the 2004 Zoning Ordinance. The Application was withdrawn after Staff determined that the requested rezoning would not be technically allowed using the standards and procedures of the 2004 Zoning Ordinance.

Local Map Amendment H-117 (2017)

The Applicant submitted a Local Map Amendment seeking to rezone 3.50 acres from the CRT-1.25, C-0.5, R-0.75, H-50 Zone to the CRTF-1.25, C-0.5, R-0.75, H-60 Zone to construct up to 64 dwelling units and 10,925 sf of retail. This application was presented to the Planning Board on February 24, 2017. During the presentation, Staff recommended denial of the application due to the proposed increase in building height combined with a reduced setback from Berkshire Drive for neither was compatible with the adjacent single-family neighborhood. The Planning Board voted that the application should be approved only if the building height was not increased beyond 50 feet and certain binding elements were added to the plans.

Following the Planning Board hearing, the application was transmitted to the Office of Zoning and Administrative Hearings. The Applicant withdrew the application on May 10, 2017.

Preliminary Plan No. 11989271C and Site Plan No. 82008024B (2019)

The Planning Board approved Preliminary Plan No. 11989271C and Site Plan 82008024B (superseding previous site plan approvals), converting an approved, but unbuilt, office building to a 5-story, 106,000-square foot mixed-use building with up to 95,000 square feet of multi-family residential uses with up to sixty (60) Age-Restricted (by covenant) dwelling units, and a minimum of 15% MPDUs, and 11,000 square feet of ground floor retail uses with below grade parking, in addition to an existing 3,500 square-foot bank and a 30,000-square foot medical office building, for up to 139,500 square feet of total development.

PROPOSAL

The Preliminary and Site Plan Amendments propose to increase the number of age-restricted senior housing dwelling units from 60 to 72, add a monument sign along the Old Georgetown Road frontage, relocate a transformer, upgrade building façade materials, and add ventilation for a below grade garage. Additionally, the Amendments propose to increase the tract area to include prior right-of-way dedication. While the number of dwelling units is increasing, the square footage of the mixed-use building is not changing. The number of dwelling units is increasing through changing unit types and sizes. The proposal was evaluated on the number of dwelling units for transportation and parking issues.

BUILDING ARCHITECTURE

The proposed mixed-use building will be built using buff-colored brick in an Art Deco style, with decorative elements that mimic the brushed metal accents common to that period. Architectural elements including lighting and signage will complement the overall aesthetic. The articulation of the proposed building breaks up the massing, while the vertical elements on the facades add interest and decrease the scale. This Amendment upgrades pre-cast concrete façade materials to brick, creating a more unified design while still maintaining the basic design elements.

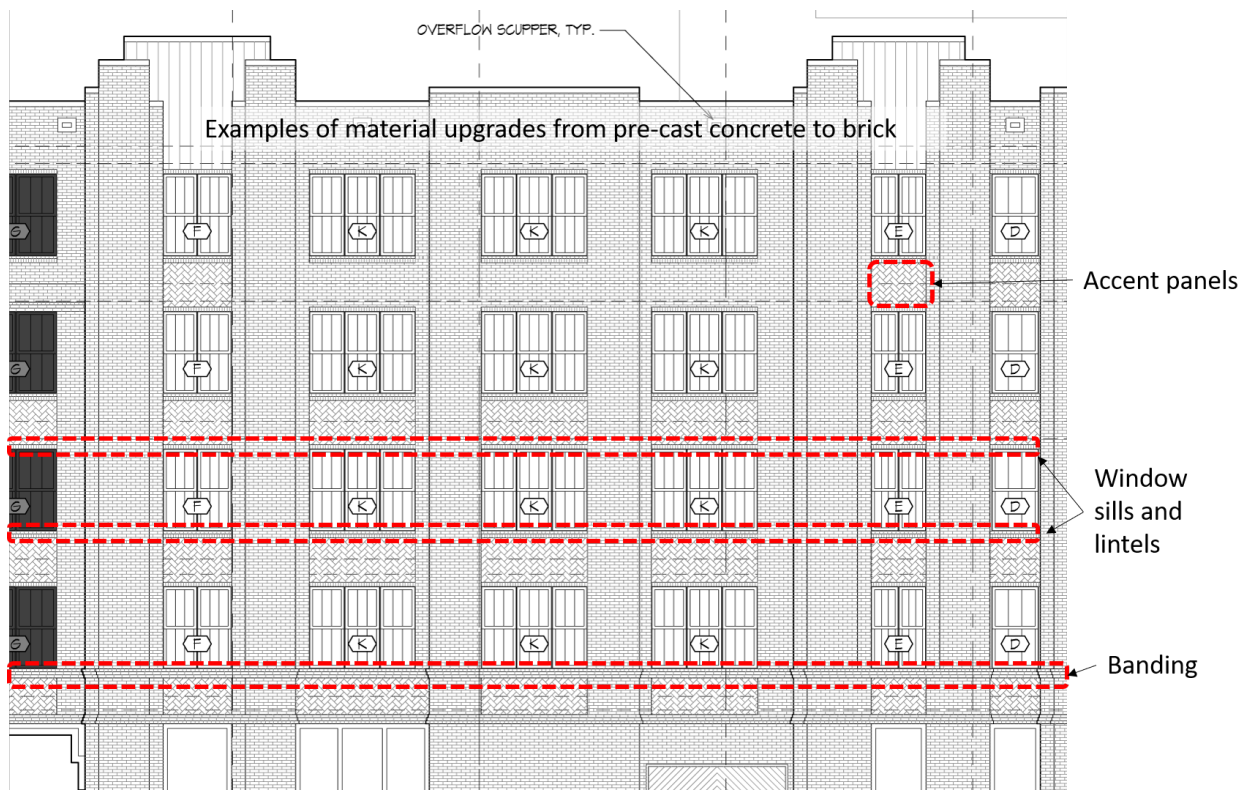


Figure 3 - Architectural Facade Material Upgrades

OPEN SPACE AND LANDSCAPING

The development provides over 26,000 square feet (17%) of public open space and will include a variety of open spaces and recreational amenities. While Environmental Site Design stormwater management facilities are incorporated into the open space, as calculated, the area is exclusive of these features.

The public open space includes a bikeway connecting Berkshire Drive with Old Georgetown Road. The bikeway is a neighborhood connector and will be permanently open to the public. This Amendment does not include any changes to the open space.



Figure 4 - Public Open Space

The Site Plan Amendment includes the addition of a monument sign on Old Georgetown Road and ventilation for the below grade parking garage. A transformer will also be buried.

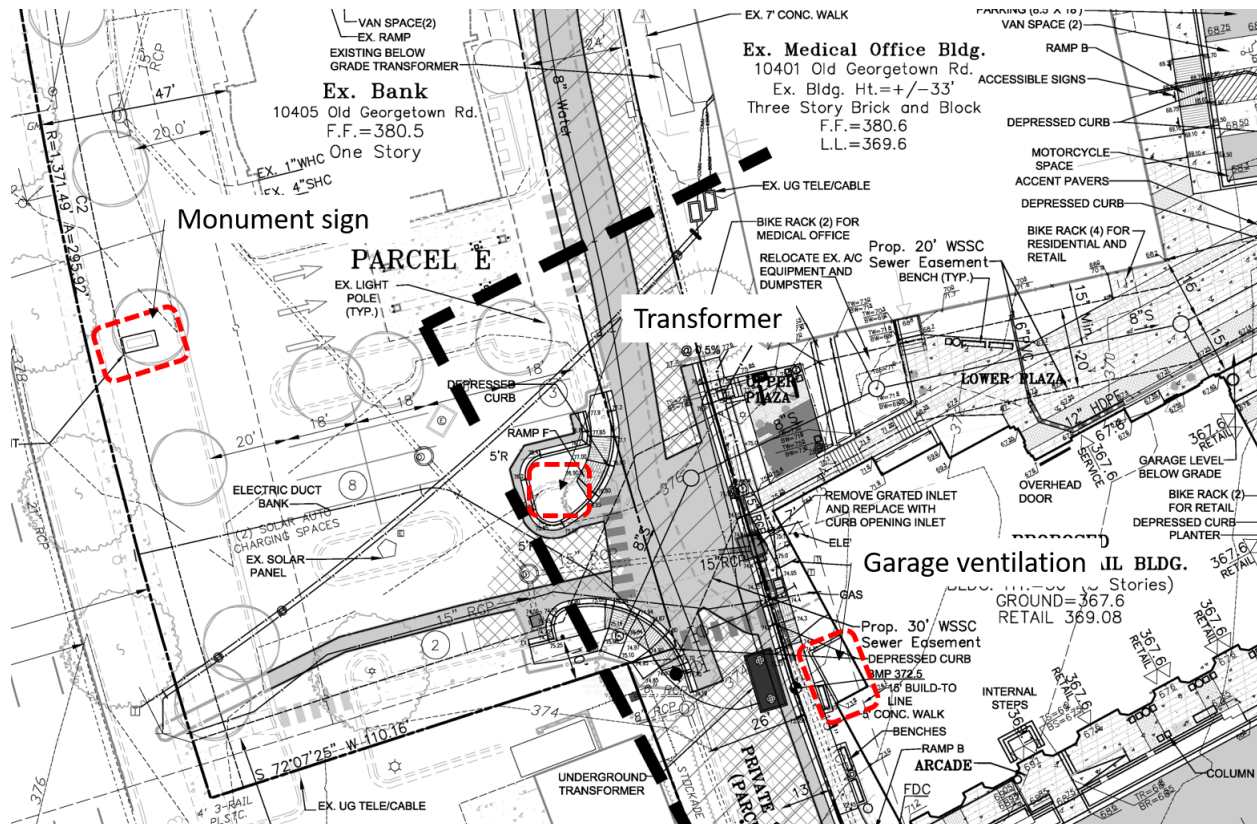


Figure 5 - Minor Improvements

TRANSPORTATION

Consistent with previous amendments to the approved preliminary plan, access into the Site will continue to be maintained from existing driveway points from Old Georgetown Road, which currently services the existing parking and loading areas. The existing private street, as approved through Preliminary Plan No. 11989271C, will continue to provide circulation for the storage of private vehicles, pick-ups/drop-offs, deliveries, as well as other short-term parking needs. As demonstrated on previous approvals for the project, the Applicant proposes to utilize an internal private street network, that will provide access to parking areas to the side and rear of each mixed-use structure, while preserving the movement of people along each property frontage. The Applicant filed an amended transportation study, which included an assessment of the proposed increase of 12 age restricted mid-rise apartments, in addition to the 60 previously approved units and 11,000-square foot retail use.

ENVIRONMENT

A Final Forest Conservation Plan (FFCP) was approved with Site Plan Amendment No. 82008024B. An amended FFCP was submitted with the Subject Applications that includes minor areas of additional

disturbance for the installation of a monument sign on Old Georgetown Road and the relocation of the transformer. No additional trees will be impacted as a result of this minor disturbance.

TRACT AREA

According to Section 59.4.1.7.A.1, "A tract is a contiguous area of land, including all proposed and existing rights-of-way, lots, parcels, and other land dedicated by the owner or a predecessor in title. A tract does not include land conveyed to a government for more than nominal consideration." The tract area shown on prior plan approvals did not include previously dedicated right-of-way. These amendments correct the tract area by including right-of-way dedicated for Berkshire Drive and Old Georgetown Road, as documented by record plats. While the tract area is increasing, no additional development is proposed with these applications. The number of dwelling units is increasing without increasing the square footage of residential development through changes in unit types and sizes. The site area is 3.423 acres while the tract area is 3.85 acres.

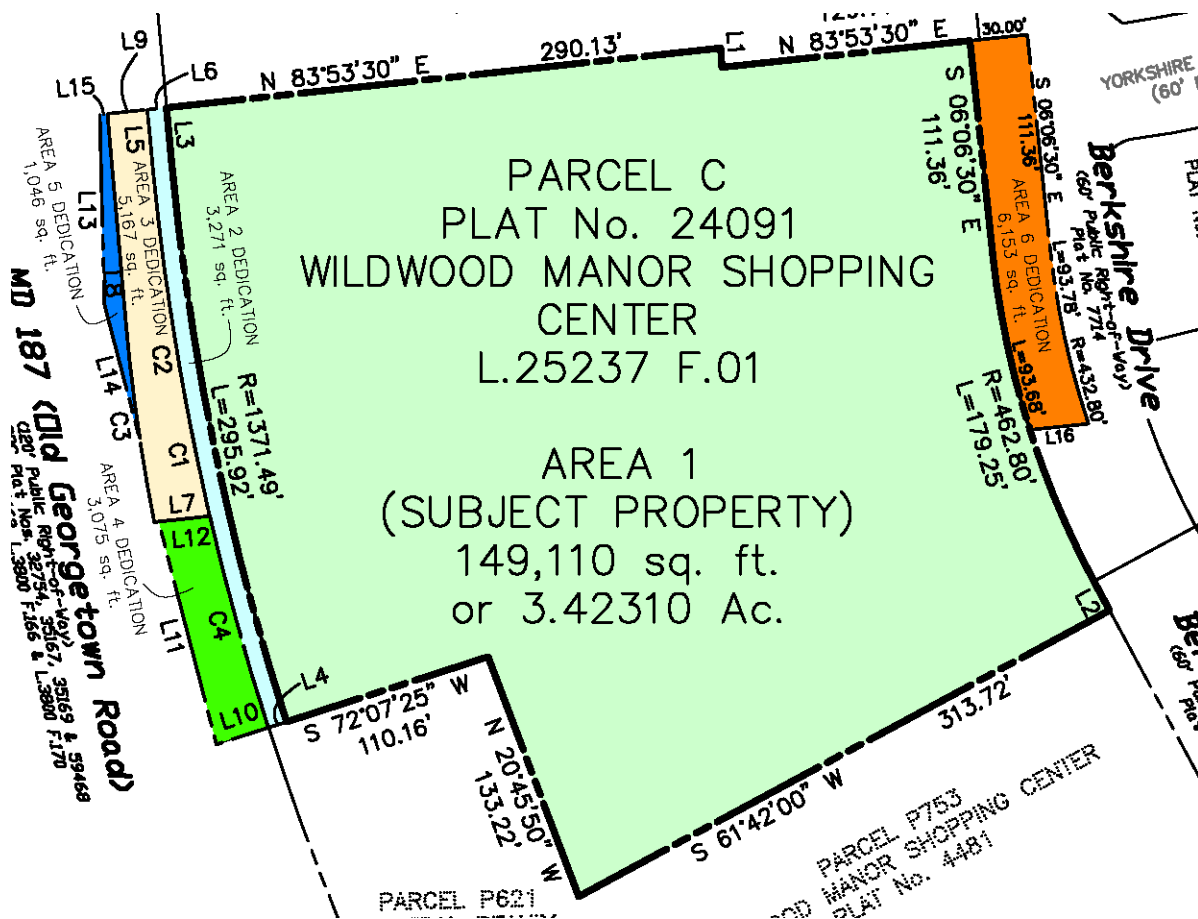


Figure 6 - Previously Dedicated Right-of-Way

SECTION 4: PRELIMINARY PLAN NO. 11989271D FINDINGS AND ANALYSIS

The Preliminary Plan Amendment does not modify the lots created by Preliminary Plan No. 11989271C, which created two lots and one private road parcel. The Subject Amendment modifies the previously approved Preliminary Plan by increasing the number of previously approved residential dwelling units, from sixty (60) age-restricted multi-family units to seventy-two (72) age-restricted multi-family units and by increasing the overall tract area. This Application has been reviewed for compliance with the Montgomery County Code, Chapter 50, Subdivision Regulations. The Application has been reviewed by other applicable State, County and City agencies. Unless explicitly stated below, all previous findings for Preliminary Plan 11989271C remain in full force and effect.

3. *Public facilities will be adequate to support and service the area of the subdivision.*

b) Local Area Transportation Review (LATR)

The Applicant filed an amended transportation study on July 5, 2021 (revised October 21, 2021), which included an assessment of the proposed increase of 12 age-restricted mid-rise apartments, in addition to the 60 previously approved units and 11,000-square foot retail use. The transportation study stated that the Project would have two (2) additional morning person trips while generating three (3) additional evening person trips. Due to the fact that the existing bank was built within the last twelve (12) years, trip generation associated with that use was reviewed as part of the revised transportation study.

Table1: Vehicular Trip Generation

Land Uses	Square Feet	Site-Generated Peak-Hour Vehicular Trips	
	Or Units	Morning	Evening
Prior APF Approved Land Uses			
Phase I Bank (existing)	3,470	23	50
Phase II Mid-Rise Apartments	60	10	12
Phase II Retail Space	11,000	2	13
Total Prior Approved Land Uses		35	75
Proposed Land Uses			
Phase I Bank (existing)	3,470	23	50
Phase II Mid-Rise Apartments	72	12	15
Phase II Retail Space	11,000	2	13
Total Trips by Proposed Land Uses		37	78
Net Difference		+2	+3

(Source: ITE, 10th Edition, revised from Applicant's LATR Review)

After accounting for the trip generation approved through the previous Preliminary Plan Amendment, the proposed increase of 12 age-restricted dwelling units satisfies the roadway capacity portion of the LATR without further analysis. Under the 2020-2024 Growth and Infrastructure Policy, pedestrian, bicycle, and transit adequacy analyses are required due to the Project's person trip generation, which exceeds 50 person trips during the peak periods. An amended traffic study was submitted with the Application.

The Highway Capacity Manual (HCM) average vehicle delay standard for the North Bethesda Policy Area is 71 seconds. As demonstrated in Table 2, each of the study intersections remain within acceptable limits for the North Bethesda Policy Area congestion standard.

Table2: Summary of Intersection Congestion (Vehicle) Analysis

Intersection	Policy Area Congestion Standard	Traffic Conditions: Average Vehicle Delay (Seconds/Vehicle)					
		Existing		Background		Future	
		AM	PM	AM	PM	AM	PM
Old Georgetown Rd and I-270 WB Ramps	71.0	23.9	21.8	25.4	25.4	25.3	23.4
Old Georgetown Rd and I-270 EB Ramps	71.0	18.2	27.6	19.2	27.8	19.2	27.6
Old Georgetown Rd and Rock Spring Dr	71.0	23.7	52.2	27.0	67.2	27.0	67.3
Old Georgetown Rd and Democracy Blvd	71.0	48.2	55.5	46.8	56.8	46.8	56.8
Old Georgetown Rd and Cheshire Dr	71.0	14.6	27.8	15.2	34.1	15.2	34.1
Rock Spring Dr and Rockledge Dr	71.0	22.8	31.4	20.9	29.0	20.9	29.0
Democracy Blvd and Rockledge Dr	71.0	43.9	37.9	45.7	43.6	45.6	43.5

c) Other Public Facilities and Services

i. Pedestrian and Bicycle Facilities

The 2018 *Bicycle Master Plan* recommends a trail connection on the north side of the Property and two-way separated bike lanes on the east side of Old Georgetown Road, along the western frontage of the Property. With regards to the planned trail connection along the north side of the property, the Applicant is providing the east-to-west trail connection with the proposed development, connecting from the future two-way bikeway along Rock Spring Drive to the Berkshire Drive-Yorkshire Terrace intersection, providing access to the Wildwood Manor neighborhood to the east.

Additionally, staff coordinated with the Applicant on the required construction of the planned two-way separated bike lane along the Old Georgetown Road property frontage. However, given the limited nature of this amendment request as it pertains to the increase of twelve age-restricted units from the previously approved 60 dwelling units, staff concurs with the Applicant to defer implementation of the planned frontage

improvements to a later phase of the overall development, consistent with the approach established by approval of the previous amendment (Preliminary Plan No. 11989271C). Construction of the age-restricted residences, retail components, and the monument signage will not preclude construction of the two-way separated bikeway, sidewalks, and street buffer. As such, the two-way separated bike lane along Old Georgetown Road will be required in the future when development is proposed on the lot along Old Georgetown Road.

Although vehicles will primarily access the Site via Old Georgetown Road, the area to be occupied and disturbed by the mixed-use building is 130-feet from Old Georgetown Road with an existing gas station and bank operating in-between. By ensuring the sidewalk on Berkshire Drive is a minimum of five (5)-feet-wide, providing the east/west Neighborhood Connector on the north side of the Property, and providing acceptable short- and long-term bicycle parking, the Applicant is fulfilling the recommendations of the Bicycle Master Plan.

SECTION 5: SITE PLAN NO. 82008024C FINDINGS AND ANALYSIS

The Site Plan Amendment does not substantially modify the development approved through Site Plan Amendment No. 82008024B. The only modifications to the previously approved Site Plan Amendment are the increased residential dwelling units, from sixty (60) age-restricted multi-family units to seventy-two (72) age-restricted multi-family units, addition of a monument sign along the Old Georgetown Road frontage, relocation of a transformer, upgrades to building façade materials, and the addition of ventilation for a below grade garage. This Application has been reviewed for compliance with the Montgomery County Code, Chapter 59, Zoning Ordinance and Chapter 22A, Forest Conservation. The Application has been reviewed by other applicable State, County and City agencies. Unless explicitly stated below, all previous findings for Site Plan Amendment No. 82008024B remain in full force and effect.

2. To approve a Site Plan, the Planning Board must find that the proposed development:

d) satisfies applicable use standards, development standards, and general requirements under this Chapter;

i. Division 4.5.2.C Zone

Table 3: Wildwood Manor – Part of Parcel C Site Plan Data Table for CRT Zone, Standard Method, Section 59.4.5

Development Standard	Permitted/ Required	Proposed
Tract Area	n/a	3.85 ac
Prior Dedication	n/a	0.43 ac
Proposed Dedication	n/a	0 ac
Site Area	n/a	3.42 ac
Mapped Density CRT-1.25 C-0.5 R-0.75 H-50 Residential (GFA/ FAR)	125,866 square feet/0.75 FAR	85,000 square feet/0.50 FAR
Commercial (GFA/FAR)	83,911 square feet/0.5 FAR	44,500 square feet/0.24 FAR
Total Mapped Density (GFA/FAR)	209,777 square feet/1.25 FAR	
Total GFA/FAR		129,500 square feet/0.77 FAR
MPDU requirement	15%	11 units
Building Height, max average	50 feet	50 feet

Development Standard	Permitted/ Required	Proposed
Public Open Space (min. s.f.)	14,898 square feet	26,260 square feet
Minimum Setbacks (ft)		
Front	0	7 feet minimum
Side	0	7 feet (south)
Rear	0	N/A (through-lot)

SECTION 6: COMMUNITY OUTREACH

The Applicant has complied with all submittal and noticing requirements. As of date of this Staff Report, one correspondence has been received, with the issues summarized below.

CONCERN 1: INCREASE IN DENSITY AND DEVELOPMENT DUE TO INCREASE IN TRACT AREA

The increase in tract area due to the inclusion of previously developed right-of-way would be used to justify an increase in the density and development of the Property in the future.

Response: According to Section 59.4.1.7.A.1, “A tract is a contiguous area of land, including all proposed and existing rights-of-way, lots, parcels, and other land dedicated by the owner or a predecessor in title. A tract does not include land conveyed to a government for more than nominal consideration.” The Applicant is entitled to include all prior areas of dedication, as documented by record plat or deed, in the tract area and any resulting density. Any proposed changes to either the density or development of the Property would be subject to Planning Board review and approval, as established by Chapter 50 and Chapter 59.

CONCERN 2: PARKING ADEQUACY WITH INCREASE IN RESIDENTIAL UNITS

The increased residential dwelling units from sixty (60) age-restricted multi-family units to seventy-two (72) age-restricted multi-family units requires additional parking.

Response: The requirement for residential parking increased from eighty-three (83) spaces to ninety (90) spaces. This reflects both the increase in number of units and change in unit type mix – units with fewer bedrooms require fewer parking spaces. The total number of parking spaces required for this development increased from 164 (minimum) – 290 (maximum) to 171 (minimum) – 297 (maximum). The Project includes 254 parking spaces, which meets the parking requirements for the proposed increase in dwelling units.

CONCERN 3: INCREASE IN VEHICULAR IMPACTS DUE TO THE REMOVAL OF AGE-RESTRICTION REQUIREMENT

The removal of the age-restriction will increase the number of vehicles owned by residents and negatively impact surrounding communities.

Response: Parking space requirements are based on the ratios found in Section 59.6.2.3, tied to the bedrooms per unit. There is no reduction in the required parking spaces based on the presence of an age-restriction. The removal of the age-restriction requirement will be subject to Planning Board review and approval, as established by Chapter 50 and Chapter 59.

CONCERN 4: INCONSISTENCY IN LANGUAGE WITH THE SECTOR PLAN

Planning Board resolutions (No. 19-005 and No. 19-006) are inaccurate by finding conformance with the 2017 *Rock Spring Sector Plan* (Sector Plan). The Sector Plan specifies building setbacks and green space locations to be measured from the right-of-way of Berkshire Drive, while the regulatory resolutions do not specify the measurement point.

Response: Per Section 59.1.4.2, setbacks are defined as “The minimum distance that a structure or parking area must be located from a specified lot line or right-of-way.” This is reinforced in Section 59.4.1.7, restating that setbacks are measured from lot lines and diagrams illustrating the relationship between lot lines, rights-of-way, and setbacks. By regulation, setbacks are measured from the lot line or right-of-way and the Preliminary and Site Plans are in conformance with the Sector Plan.

SECTION 7: CONCLUSION

The Applications meet all requirements established in the Subdivision Regulations and the Zoning Ordinance. Access and public facilities will be adequate to serve the proposed lot and parcels, the development substantially conforms with the Sector Plan, and the Applications have been reviewed by other applicable county agencies, all of whom have recommended approval of the applications

ATTACHMENTS

Attachment A: Preliminary Plan

Attachment B: Site Plan

Attachment C: Final Forest Conservation Plan

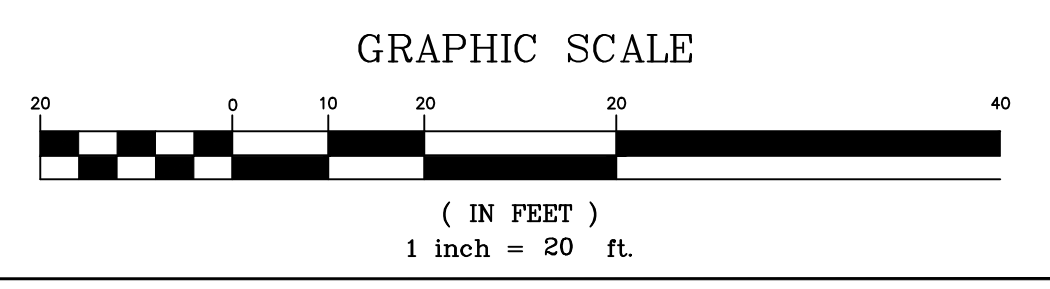
Attachment D: Agency Letters



811
Know what's below.
Call before you dig.

**FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION**

LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING
L1	N 05°22'57" W	30.14'	C1	1382.40'	301.45'	12°29'38"	151.32'	N 11°37'46" W
L2	S 03°44'04" E	10.00'	C2	462.80'	179.25'	22°11'29"	90.76'	S 17°12'15" E
L3	S 28°18'00" E	17.17'	C3	1371.50'	300.68'	12°29'38"	150.94'	N 11°37'46" W



APPLICANT TO ENSURE PUBLIC SIDEWALK TO
ADA STANDARDS WITH MINIMUM WIDTH OF 5'
ALONG BERSKSHIRE DRIVE

MNCPPC #11989271D

- The proposed Amendment includes the following significant changes to the approved Preliminary Subdivision Plan:
1. Increase age-restricted senior housing dwelling units from 60 to 72 units
 2. Add monument sign along the Old Georgetown Road frontage
 3. Relocate transformer from above grade to below grade
 4. Change portions of the building facade materials from pre-cast concrete to brick.
 5. Correct previously approved gross tract area based on new information

Attachment A

MHG

Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhga.com

Copyright © 2017 by Morris, Hendricks & Glascock, P.A. All Rights Reserved.

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland License No. 16905, Expiration Date: 04/21/2022

ALVIN L. AUBINOE, INC.
107 WEST JEFFERSON STREET
ROCKVILLE, MD 20850
301-656-9000
EMAIL: ala@ala-inc.com

ATTORNEY
MILLER, MILLER, & CANBY
200-B MONROE STREET
ROCKVILLE, MARYLAND 20850
300 LEE-GHO
Phone: (301) 762-5212

ARCHITECT
SGA COS. LLC
7508 WISCONSIN AVENUE
FOURTH FLOOR
BETHESDA, MD. 20814
CHRIS COLOSSO
Phone: (201) 652-6263

NO.	DESCRIPTION	DATE
1	Rev. Parking and SWM	08/14/19

TAX MAP GP 563 WSSC 213 NW 96

PLAT 24091

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**WILDWOOD MANOR
SHOPPING CENTER
PARCEL C**

PROJ. MGR BJD
DRAWN BY BJD/MDP
SCALE 1"=20'
DATE 11/20/2017

PRELIMINARY PLAN

PP -1.3

PROJECT NO. 04-314-55
SHEET NO. 4 OF 4

Attachment B

LEGEND

EXISTING

PROPOSED

	Bituminous Paving and Walk		Gravel Drive
	Curb and Gutter		Sign
	Utility Pole		Lamp Post
	Post or Bollard		Tree
	Electric		ELEC.
	Overhead Elec. Line		SEWER
	Sanitary Sewer		STORM DRAIN
	Storm Drain		WATER
	Water Line		Fire Hydrant
	Gas		4" GAS
	Telephone		TELE
	Buildings		Concrete
	Spot Elevation		75.5 +
	Contour		474

FOR DETAILED GRADING SEE DETAILED SITE PLAN
SHEET C
FOR ADDITIONAL INFORMATION ON PAVING DETAILS
SEE LANDSCAPE PLANS 104

APPLICANT TO ENSURE PUBLIC SIDEWALK TO
ADA STANDARDS WITH MINIMUM WIDTH OF 5'
ALONG BERSKSHIRE DRIVE

LOT 1
WILDWOOD MANOR
PLAT #5925

CHATHURTH LANE
60' WIDE R/W

SITE PLAN AMENDMENT #82008024C

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Amendment No. 82008024C, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Aubinoe Management Company

Address: 107 West Jefferson Street, Rockville, MD 20850

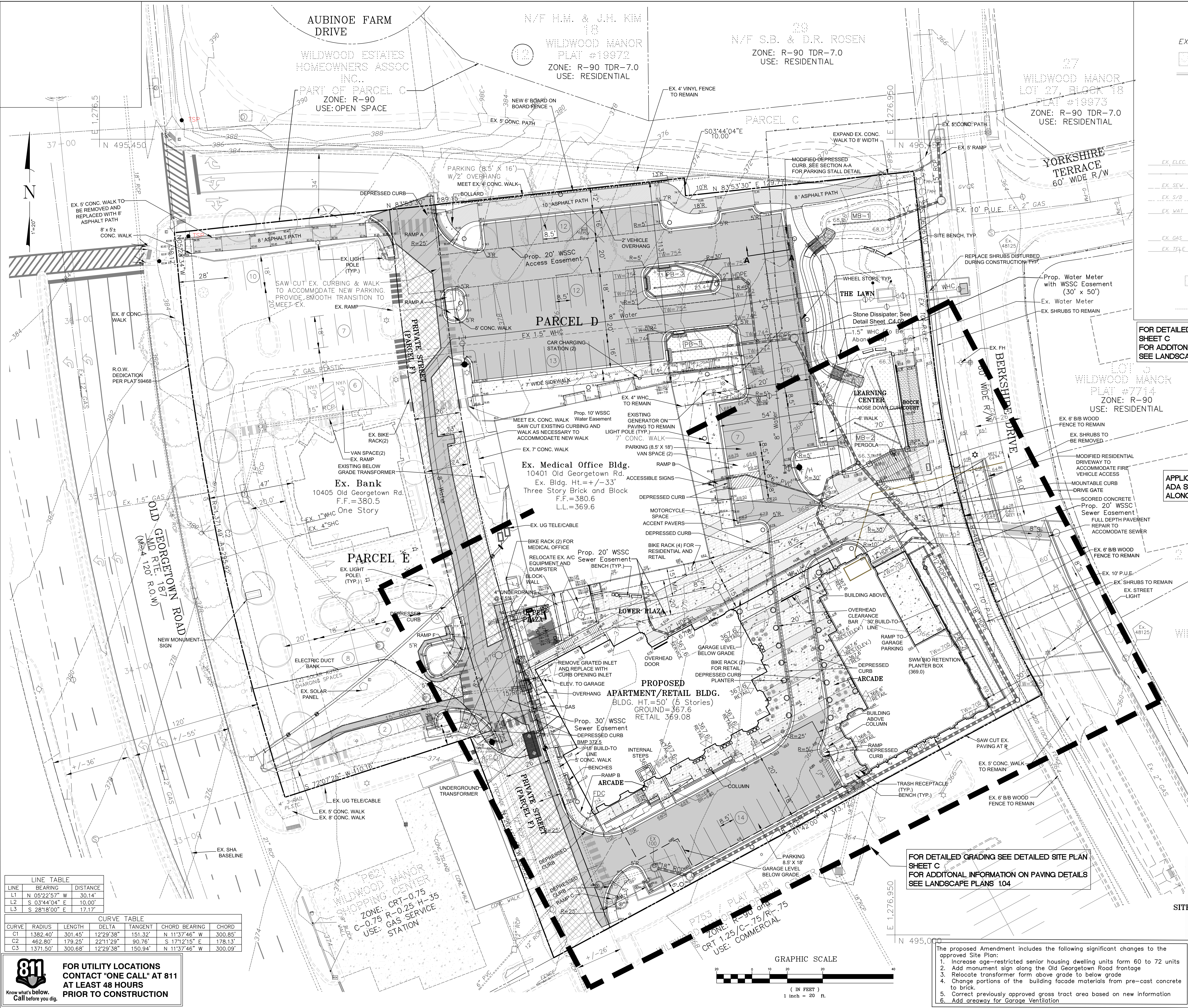
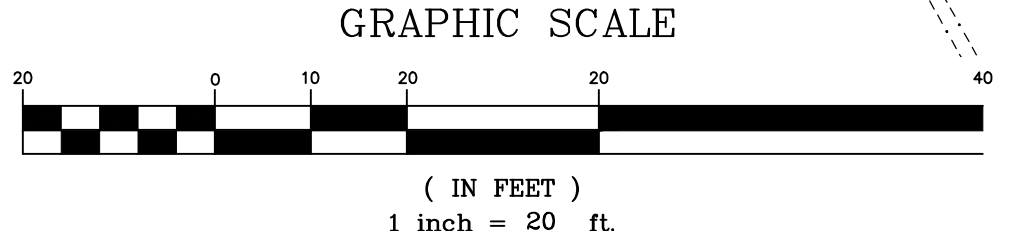
Phone: 301-658-9000

Email: alala@alala-inc.com

Signature:

Contact Person:

The proposed Amendment includes the following significant changes to the approved Site Plan:
1. Increase age-restricted senior housing dwelling units from 60 to 72 units
2. Add monument sign along the Old Georgetown Road frontage
3. Relocate transformer from above grade to below grade
4. Change portions of the building facade materials from pre-cast concrete to brick.
5. Correct previously approved gross tract area based on new information
6. Add driveway for Garage Ventilation

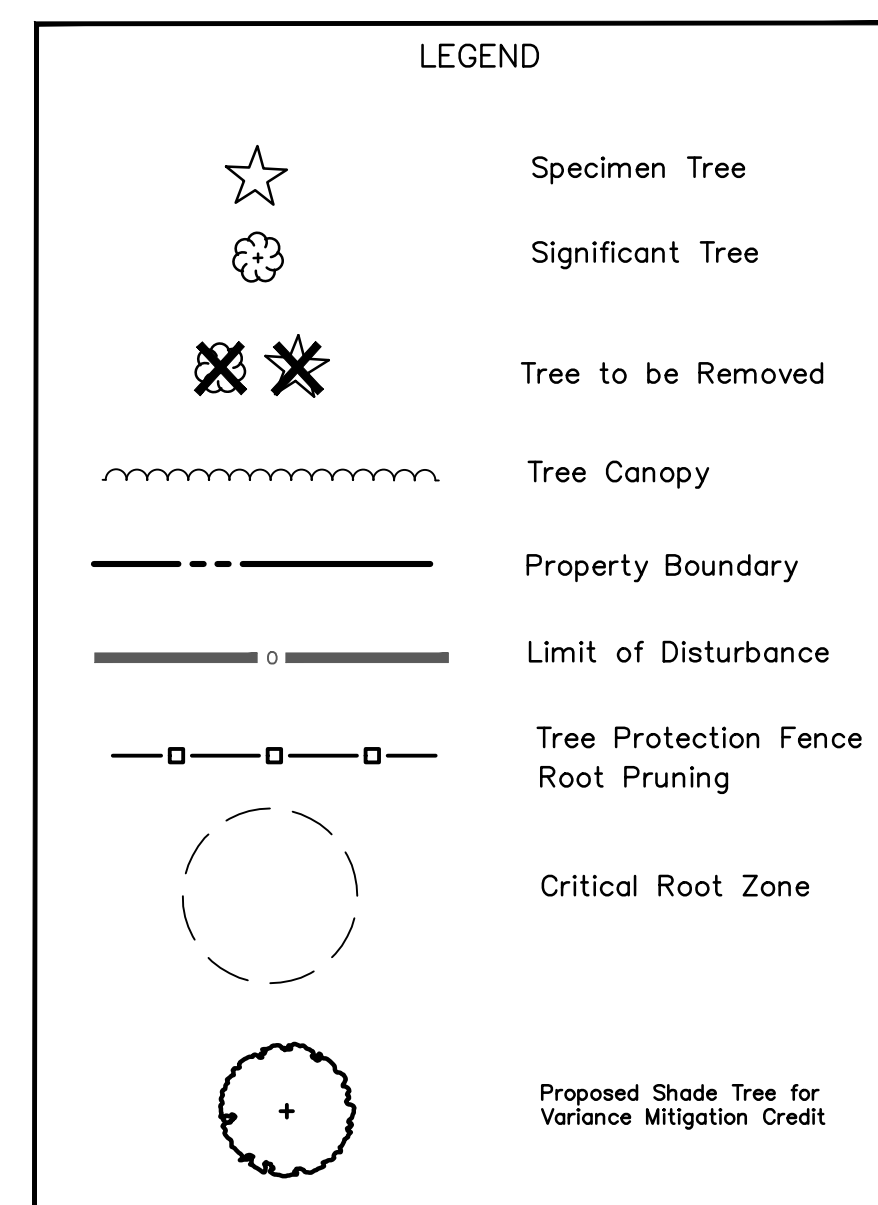


LINE	BEARING	DISTANCE
L1	N 05°22'57" W	30.14'
L2	S 03°44'04" E	10.00'
L3	S 28°18'00" E	17.17'

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	1382.40'	301.45'	12°29'38"	151.32'	N 11°37'46" W	300.85'
C2	462.80'	179.25'	22°11'29"	90.76'	S 17°12'15" E	178.13'
C3	1371.50'	300.68'	12°29'38"	150.94'	N 11°37'46" W	300.09'

811
Know what's below.
Call before you dig.

FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION



FOREST CONSERVATION NOTES:

SUBJECT PROPERTY: PARCEL C: WILDWOOD MANOR SHOPPING CENTER, PLAT #24091
 10401 OLD GEORGETOWN ROAD, BETHESDA
 TAX ACCOUNT NO.07-03669303
 CRT-1.25 C-0.5 R-0.75 H-50
 ZONING CLASSIFICATION: ZONE: R-90 TDR
 WATERSHED: ROCK CREEK
 SPECIAL PROTECTION AREA: NA
 PRIMARY MANAGEMENT AREA: NA

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 82008024B, including financial bonding, forest planting, maintenance and all other applicable agreements.

Developer's Name: Aubinoe Management Alvin L. Aubinoe
 Company Contact Person

Address: 107 West Jefferson Street, Rockville, MD 20850

Phone: 301-656-9000

Email: ala@ala-inc.com

Signature:

FOREST CONSERVATION WORKSHEET
Wildwood Manor Shopping Center

NET TRACT AREA:

A. Total tract area	3.60
B. Land dedication acres (parks, county facility, etc.)	0.00
C. Land dedication for roads or utilities (not being constructed by this plan)	0.00
D. Area to remain in commercial agricultural production/use	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area	3.60

LAND USE CATEGORY: (from *Trees Technical Manual*)

Input the number "1" under the appropriate land use, limit to only one entry.

	ARA	MDR	IDA	HDR	MPD	CA
	0	0	0	1	1	0
G. Afforestation Threshold					15%	x F = 0.54
H. Conservation Threshold					20%	x F = 0.72

EXISTING FOREST COVER:

I. Existing forest cover	0.00
J. Area of forest above afforestation threshold	0.00
K. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	0.00
O. Total area of forest to be retained	0.00

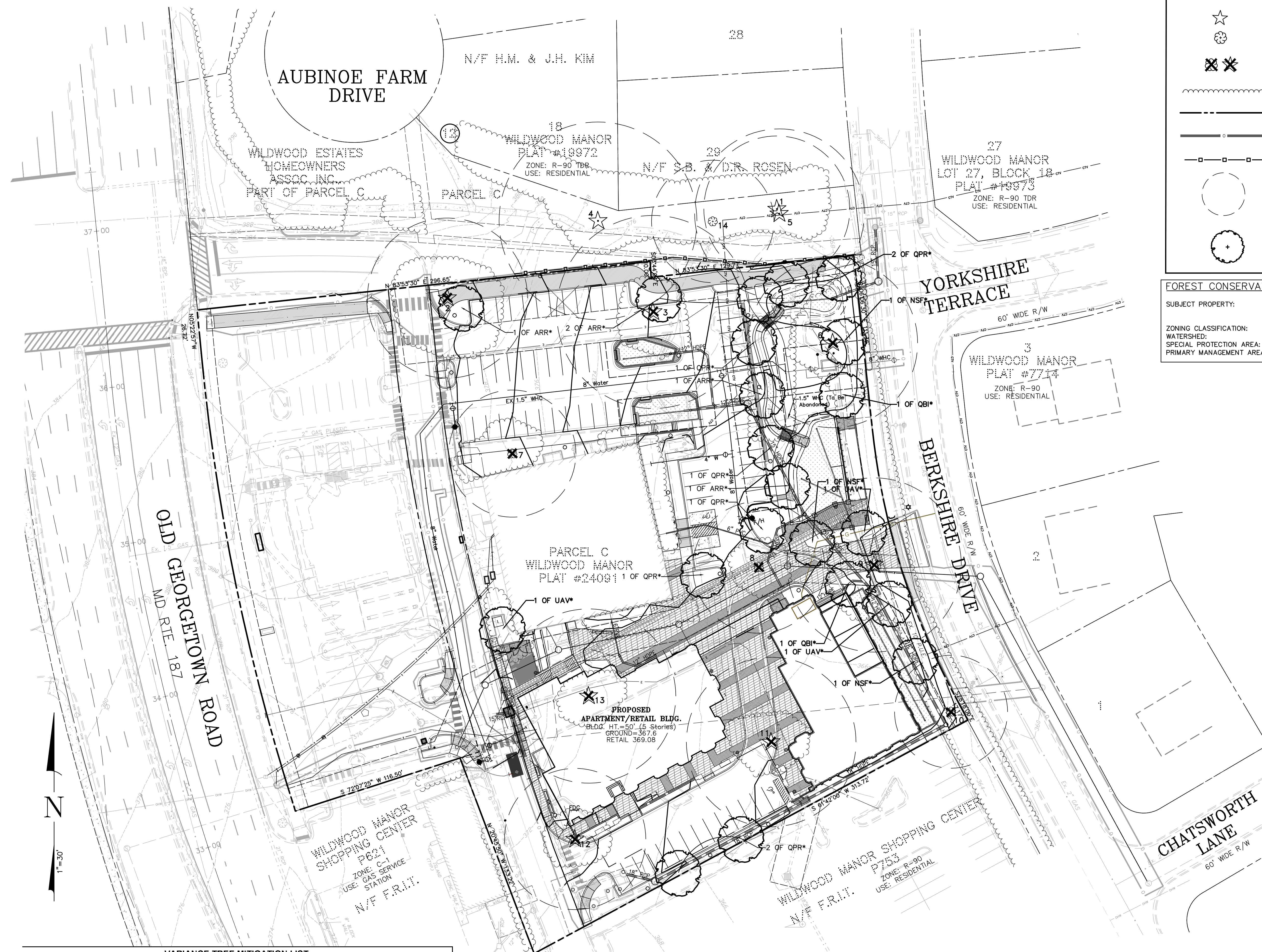
PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	0.00
T. Total afforestation required	0.54
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.54

Worksheet updated 9/5/2002

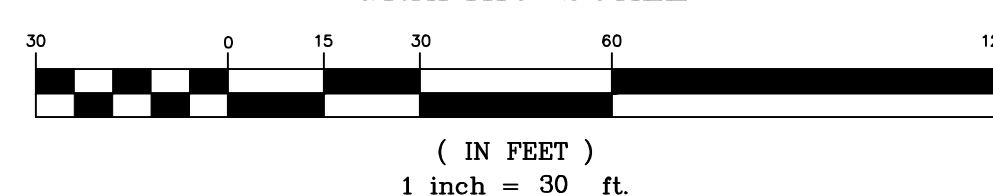
NOTES:

- The Total Tract Area includes 3.47 acres on-site and 0.13 acres of off-site disturbance.
- The forest conservation afforestation planting requirement of 0.54 acres is to be met off-site through purchase of credit in a county approved forest mitigation bank.

 FOR ADDITIONAL INFORMATION ON PAVING DETAILS
 AND SITE FURNISHING SEE LANDSCAPE PLANS 1.04


VARIANCE TREE MITIGATION LIST							
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	SPD	ROOT
SHADE TREES							
ARR	5	Acer rubrum 'Red Sunset'	Red Sunset Maple	3-3 1/2'			B&B
NSF	3	Nyssa sylvatica 'NXSXF'	Forum Black Gum	3-3 1/2'			B&B
QBI	2	Quercus bicolor	Swamp White Oak	3-3 1/2'			B&B
QPR	8	Quercus prinus	Chestnut Oak	3-3 1/2'			B&B
UAV	3	Ulmus americana 'Valley Forge'	Valley Forge Elm	3-3 1/2'			B&B
TOTALS:	21						63 Inches

GRAPHIC SCALE



TREE LIST				
ID #	Common Name	Botanical Name	DBH	CRZ Conditions/Remarks
*1	Silver Maple	Acer saccharinum	31	46.5 Good; Off-site, joint with tree #5
*2	Pin Oak	Quercus palustris	34	51 Fair; main leader removed/pruned
*3	Pin Oak	Quercus palustris	41	61.5 Good/Fair; dieback, fungus at base
*4	Silver Maple	Acer saccharinum	42	63 Good/Fair; Off-site, dieback/DW
*5	Silver Maple	Acer saccharinum	36	54 Good; Off-site, jointed at base, canopy damage
*6	Pin Oak	Quercus palustris	36	54 Good
7	Blue Atlas Cedar	Cedrus atlantica	27	40.5 Good/Fair; pruned, sap sucker holes
8	Pin Oak	Quercus palustris	28	42 Poor; heavily pruned/topped, DW
*9	Pin Oak	Quercus palustris	37	55.5 Good; girdled roots, deadwood
10	Black Locust	Robinia pseudoacacia	24	36 Poor; split @ 20', dieback, large cavity
*11	Pin Oak	Quercus palustris	36	54 Good/Fair; deadwood, canopy damage
*12	Pin Oak	Quercus palustris	30	45 Poor; dieback, fungus, heavily pruned
*13	Pin Oak	Quercus palustris	37	55.5 Good/Fair; DW, pruned
14	Silver Maple	Acer saccharinum	26	39 Fair; Off-site, DW, Canopy damage

* Designates a Specimen Tree

Notes: Diameters are given for each trunk of multiple bole trees when division occurs below 4.5 feet. If major division occurs above 4.5 feet, only the trunk diameter at 4.5 feet is given.

SPECIMEN TREE VARIANCE DETAIL TABLE						
Tree ID #	Species	Inches Diameter at Breast Height "DBH"	Impact the Critical Root Zone ("CRZ") or Removed	% of CRZ Impacted	Existing Condition	Mitigation (Inches)
1	Silver Maple	31	Impact only	8%	Good	0
2	Pin Oak	34	Remove	100%	Fair	34
3	Pin Oak	41	Remove	100%	Good/Fair	41
4	Silver Maple	42	Impact only	20%	Good/Fair	0
5	Silver Maple	36	Impact only	16%	Good	0
6	Pin Oak	36	Remove	100%	Good	36
9	Pin Oak	37	Remove	100%	Good	37
11	Pin Oak	36	Remove	100%	Good/Fair	36
12	Pin Oak	30	Remove	100%	Poor	30
13	Pin Oak	37	Remove	100%	Good/Fair	37
Total Mitigation Inches						251
Specimen Tree Mitigation Required in inches (rounded up to the nearest inch): 251/4 =						63
63 inches tree mitigation to be replaced with 3" DBH shade trees = 21 trees						


 FOR UTILITY LOCATIONS
 CONTACT "ONE CALL" AT 811
 AT LEAST 48 HOURS
 PRIOR TO CONSTRUCTION



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Aseem K. Nigam
Director

January 24, 2022

Ms. Amy Lindsey
Montgomery County Planning Department
2425 Reedie Drive
Wheaton, Maryland 20902

Re: Wildwood Manor Shopping Center
Site Plan No. 82008024C

Dear Ms. Lindsey:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plans and recommends Approval. Within each building, the number of efficiency and one-bedroom MPDUs each must not exceed the ratio that market-rate efficiency and one-bedroom units respectively bear to the total number of market-rate units. The final MPDU bedroom mix, unit layouts and locations will be determined at the Agreement to Build stage.

Sincerely,

Julia Chen

Julia Chen, Planning Specialist
Affordable Housing Programs Section

cc:

Division of Housing

Affordable Housing

Common Ownership Communities

Landlord-Tenant Affairs

Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • www.montgomerycountymd.gov/dhca

82008024C Wildwood Manor Shopping Center-Part of Parcel C

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-RSITE-82008024C-004 SP-2.0.pdf V2” uploaded on/ dated **“8/26/2021”**.

As there seems to be minimal impact to the County ROW (per the above site plan), we do not have any comments at this point.