



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

MAR 1 2022

MCPB No. 22-025
Preliminary Plan No. 11989271D
Wildwood Manor Shopping Center
Date of Hearing: February 24, 2022

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on January 19, 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 complex, on approximately 3.5 acres of land in the C-1 Zone, located in the southeast quadrant of the intersection of Old Georgetown Road (MD 187) and Rock Spring Drive, in the North Bethesda/Garrett Park Master Plan area; and

WHEREAS, on February 5, 2009, the Planning Board approved Preliminary Plan No. 11989271A, by Resolution No. 09-11, to allow a maximum of 69,893 square feet of development for the existing approximately 36,423 square-foot medical office building, a new 30,000 square-foot office building, and a 3,470 square-foot drive-thru bank and parking structure in the O-M Zone; and

WHEREAS, on March 18, 2013, Wildwood Medical Center, LLC ("Applicant") filed an application which was designated Preliminary Plan No. 11989271B, Wildwood Manor Shopping Center, for implementation of the residential building approved under Schematic Development Plan Amendment 12-1 by the Montgomery County Council and Special Exception S-2830 by the Montgomery County Board of Appeals, which was subsequently withdrawn on November 26, 2014 by default because the application was inactive; and

WHEREAS, on January 10, 2019, the Planning Board approved Preliminary Plan No. 11989271C, by Resolution No. 19-005, to create two lots and one private road parcel for up to 139,5000 square feet of development, including up to 95,000 square feet for sixty (60)-units of multi-family residential uses (age-restricted by covenant) with a

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Approved as to
Legal Sufficiency: Matthew T. Mills
M-NCPPC Legal Department

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, on approximately 3.49 acres of land in the CRT-1.25 C-0.5, R-0.75, H-50 Zone; and

WHEREAS, on September 8, 2021, Alvin L. Aubinoe, Inc. ("Applicant") filed an application for approval of an amendment to the previously approved preliminary plan 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, add ventilation for below grade parking garage, and increase the tract area by including area previously dedicated for right-of-way on the Subject Property; and and

WHEREAS Applicant's preliminary plan application was designated Preliminary Plan No. 11989271D, Wildwood Manor Shopping Center ("Preliminary 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 February 14, 2022, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on February 24, 2022, the Planning Board held a public hearing on the Application and voted to approve the Application subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Preliminary Plan No.11989271D, subject to the following conditions 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, add ventilation for below grade parking garage, and increase the tract area by including area previously dedicated for right-of-way on the Subject Property, by modifying the following conditions:¹

General Approval

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 for seventy-two (72)-units of multi-family residential uses (age-restricted by

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.

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.

BE IT FURTHER RESOLVED that all other preliminary 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 of its Staff as presented at the hearing and/or 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:

Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements of Preliminary Plan 1989271C, and all findings not specifically addressed remain in 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.

Land Uses	Square Feet Or Units	Site-Generated Vehicular Trips	Peak-Hour
		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

After accounting for the trip generation approved through Preliminary Plan 11989271C, 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 below, each of the study intersections remain within acceptable limits for the North Bethesda Policy Area congestion standard.

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

1. 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 respect 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, the Planning Board concurred 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 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.

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 1 2022 (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 (Maryland 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 Rubin, seconded by Vice Chair Verma, with Chair Anderson, Vice Chair Verma, and Commissioners Cichy and Rubin voting in favor of the motion, and Commissioner Patterson absent at its regular meeting held on Thursday, February 24, 2022, in Wheaton, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board

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