



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

**MAR 1 2022**

MCPB No. 22-021  
Site Plan No. 82008024C  
**Wildwood Manor Shopping Center**  
Date of Hearing: February 24, 2022

**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 May 27, 2008, the Planning Board, by Resolution MCPB No. 09-12, approved Site Plan No. 820080240 for approval of a site plan to retain an existing medical office building and construct a 30,000 square foot office building, a 3,470 square-foot drive-through bank, and a parking structure ("Site Plan" or "Plan") on approximately 3.5 acres of land in the O-M Zone; and

WHEREAS, on November 26, 2014, Site Plan No. 82008024A to convert an approved, but unbuilt, office building to a 58-unit multi-family residential building, was withdrawn; and

WHEREAS, on January 10, 2019, the Planning Board, by Resolution MCPB No. 19-006, approved Site Plan No. 82008024B, to convert an approved, but unbuilt, office building to a five (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 a total of 139,500 square feet of development on approximately 3.49 acres of land in the CRT-1.25 C-0.5, R-0.75, H-50 Zone, currently located at 10401 Old Georgetown Road ("Subject Property"), in the North Bethesda Policy Area and the 2017 *Rock Spring Sector Plan* ("Sector Plan") area.

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

WHEREAS, on September 8, 2021, Alvin L. Aubinoe, Inc. ("Applicant") filed an application for approval of an amendment to the previously approved site plan(s) 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

WHEREAS the application to amend the site plan was designated Site Plan No. 82008024C, Wildwood Manor Shopping Center ("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 February 14, 2022, setting forth its analysis of, 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 Site Plan No. 82008024C 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 by modifying the following conditions:<sup>1</sup>

1. Density

The Site Plan is limited to up to 139,500 square feet of development, including up to 95,000-square-feet and 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)

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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.

The Planning Board has reviewed and accepts the recommendations of Montgomery County Department of Housing and Community Affairs (DHCA) in its letter dated 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 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 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.

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 Site Plan No. 82008024C, 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 of its Staff as presented at the hearing and/or as 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 Site Plan No. 8200824B, and all findings not specifically addressed remain in effect.*
2. *To approve a Site Plan, the Planning Board must find that the proposed development:*

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

*i. Division 4.5.2.C Zone*

<b>Development Standard</b>	<b>Permitted/ Required</b>	<b>Proposed</b>
<b>Tract Area</b>	n/a	3.85 ac
<b>Prior Dedication</b>	n/a	0.43 ac
<b>Proposed Dedication</b>	n/a	0 ac
<b>Site Area</b>	n/a	3.42 ac
<b>Mapped Density</b> <b>CRT-1.25 C-0.5</b> <b>R-0.75 H-50</b> <b>Residential (GFA/ FAR)</b>	125,866 square feet/0.75 FAR	85,000 square feet/0.50 FAR
<b>Commercial (GFA/FAR)</b>	83,911 square feet/0.5 FAR	44,500 square feet/0.24 FAR
<b>Total Mapped Density (GFA/FAR)</b>	209,777 square feet/1.25 FAR	
<b>Total GFA/FAR</b>		129,500 square feet/0.77 FAR
<b>MPDU requirement</b>	15%	11 units
<b>Building Height, max average</b>	50 feet	50 feet
<b>Public Open Space (min.</b>	14,898 square feet	26,260 square feet

Development Standard	Permitted/ Required	Proposed
s.f.)		
<b>Minimum Setbacks (ft)</b>		
<b>Front</b>	0	7 feet minimum
<b>Side</b>	0	7 feet (south)
<b>Rear</b>	0	N/A (through-lot)

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 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).

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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 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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