

## MONTGOMERY AUTO SALES PARK SITE PLAN AMENDMENT NO. 82006002D



### Description

Request to increase the building height from 24 feet to 30 feet to accommodate minor changes to the building architecture.

No. 82006002D

Completed: 6-3-2022

MCPB

Item No. 8  
6-16-2022

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

## Planning Staff



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### LOCATION/ADDRESS

3131 Automobile Boulevard

### MASTER PLAN

1997 Fairland Master Plan

### ZONE

GR-1.5 H-85 (General Retail) but reviewed under the former C-3 Zone

### PROPERTY SIZE

13.89 acres

### APPLICANT

CARS-DB7, LLC

### ACCEPTANCE DATE

March 18, 2022

### REVIEW BASIS

Chapter 59



### Summary:

- Staff recommends approval of modified condition No 2.
- The Applicant has requested an increase in the maximum height from 24 feet to 30 feet to accommodate the building architecture.
- To date, no community comments have been received for this Application.

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## SECTION 1: RECOMMENDATIONS AND CONDITIONS

### SITE PLAN AMENDMENT 82006002D

Staff recommends approval of Site Plan Amendment No. 82006002D to modify the maximum height condition as indicated below.

The development must comply with the conditions of approval for Site Plan Amendment 82006002C as listed in the MCPB Resolution No. 21-095 dated October 14, 2021, except as modified below. All other conditions remain in full force and effect.

All site development elements shown on the latest electronic version of the Site Plan Amendment drawings as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following condition.

#### **Modified Condition**

2. The development is limited to a maximum average building height of ~~24~~ 30 feet, as measured from the building height measuring point to be illustrated on the Certified Site Plan.

## SECTION 2: SITE DESCRIPTION

### VICINITY

The subject site is located at 3131 Automobile Boulevard loop road, which intersects with Briggs Chaney Road at both ends, and is designated Lot 11, on Plat No. 14749 (the "Property"). Lot 11 is crescent-shaped and has been and will continue to be divided into three development pads of roughly equal size and used by three different auto dealerships. The 13.89-acre Property is zoned GR-1.5 H- 85 but is being reviewed under the old zoning ordinance C-3 standards. It is located on the south side of the Automobile Boulevard "loop" in the Fairland Master Plan area.

An existing commercial automobile sales and service operation with extensive areas of building and parking lot occupy the Property. Land uses in the immediate area include residential (to the northeast of the Property), commercial (to the north and east of the Property), retail (to the north of the Property), and institutional (to the northeast of the Property). A county-maintained Park and Ride lot is located at the northwest corner of the Briggs Chaney Road/Gateshead Manor Way intersection near the Property, which is serviced by the Metrobus routes Z5, Z8 and Z11, in addition to Ride-On route 39.

The Property lies within the Little Paint Branch watershed (Use I waters). A small stream and associated environmental buffer lie along the southwestern portion of the Property. The stream feeds into the Tangle wood Tributary of the Little Paint Branch stream system. An existing in-stream regional stormwater management (SWM) facility lies to the southwest of the Property. There are no known rare, threatened, or endangered species on site. There are no known historic properties or features on site.



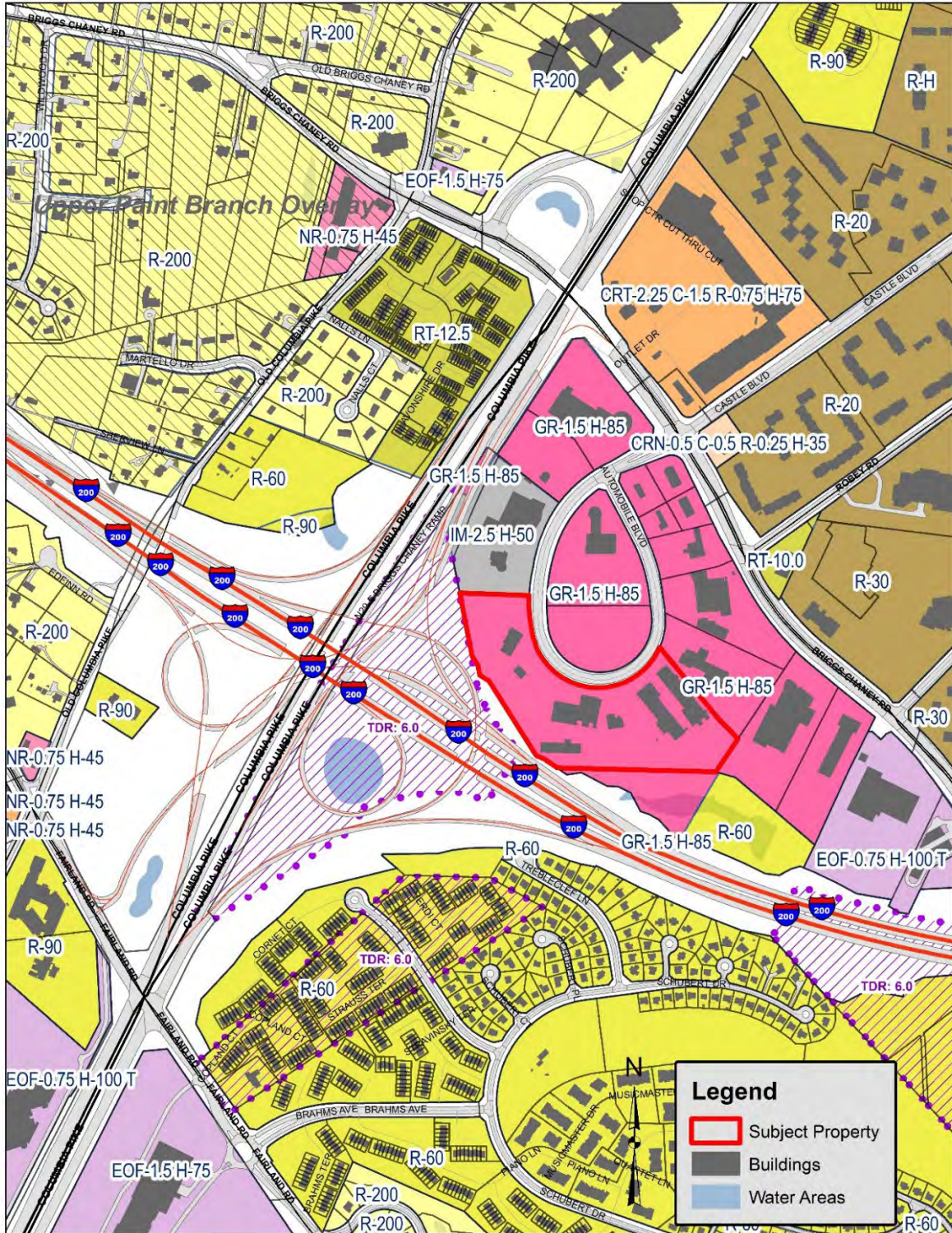


Figure 1 - Vicinity Map and Zoning.



## PROPERTY DESCRIPTION

The Property is currently improved with multiple auto sales and service buildings and surface parking. The existing lot (Lot 11) is subject to Site Plan No. 82006002, as amended (the "Site Plan"). The Site Plan is approved for development of 175,891 square feet (square feet) of auto sales and service uses in multiple buildings, while approximately 117,443 square feet has been constructed on the Property.



*Figure 2: Subject Property.*

## SECTION 3: PROJECT DESCRIPTION

### PREVIOUS APPROVALS

#### PRELIMINARY PLAN

Preliminary Plan (#119821990) for Montgomery Auto Sales Park was approved on February 2, 1984, but the use was already in existence. The Plan allowed the dealership to expand by an additional 47,100 square feet.

A subsequent Preliminary Plan (#120041060) was approved by the Planning Board in 2004 (Opinion mailed on March 30, 2006). This allowed the construction of 42,189 square feet of auto sales use and service use in addition to the permitted and existing 133,702 square feet for a total of 175,891 square feet.

#### SITE PLANS

Several site plans were approved by the Planning Board beginning in 1987. These called for modifications and expansions of various dealerships located on the Property. Some of the approved changes were never implemented.

On March 30, 2006, the Planning Board approved a comprehensive Site Plan (#820060020) for 175,891 square feet of auto-related use with a maximum height limit of 41 feet on 14.77 acres.

On January 22, 2009, the Planning Board approved Site Plan amendment (#82006002A) for conversion of a body shop to sales floor area and transfer of floor area to used car dealership with no net increase of floor area onsite.

On May 21, 2009, the Planning Board approved a Site Plan amendment (#82006002B) to convert the used car dealership into a Porsche showroom.

On September 9, 2021, the Planning Board approved a Site Plan Amendment (#82006002C) to replace an existing auto dealership building with a new auto dealership building with an overall net increase of 371 square feet.



## PROPOSAL

The Applicant proposes to modify Condition No. 2 in order to increase the maximum height from 24 feet to 30 feet (Figure 3). The purpose of the requested height increase is to accommodate interior changes which subsequently requires minor changes to the building architecture and height. All other development features approved by Site Plan No. 82006002C, including parking and landscaping remain unchanged.

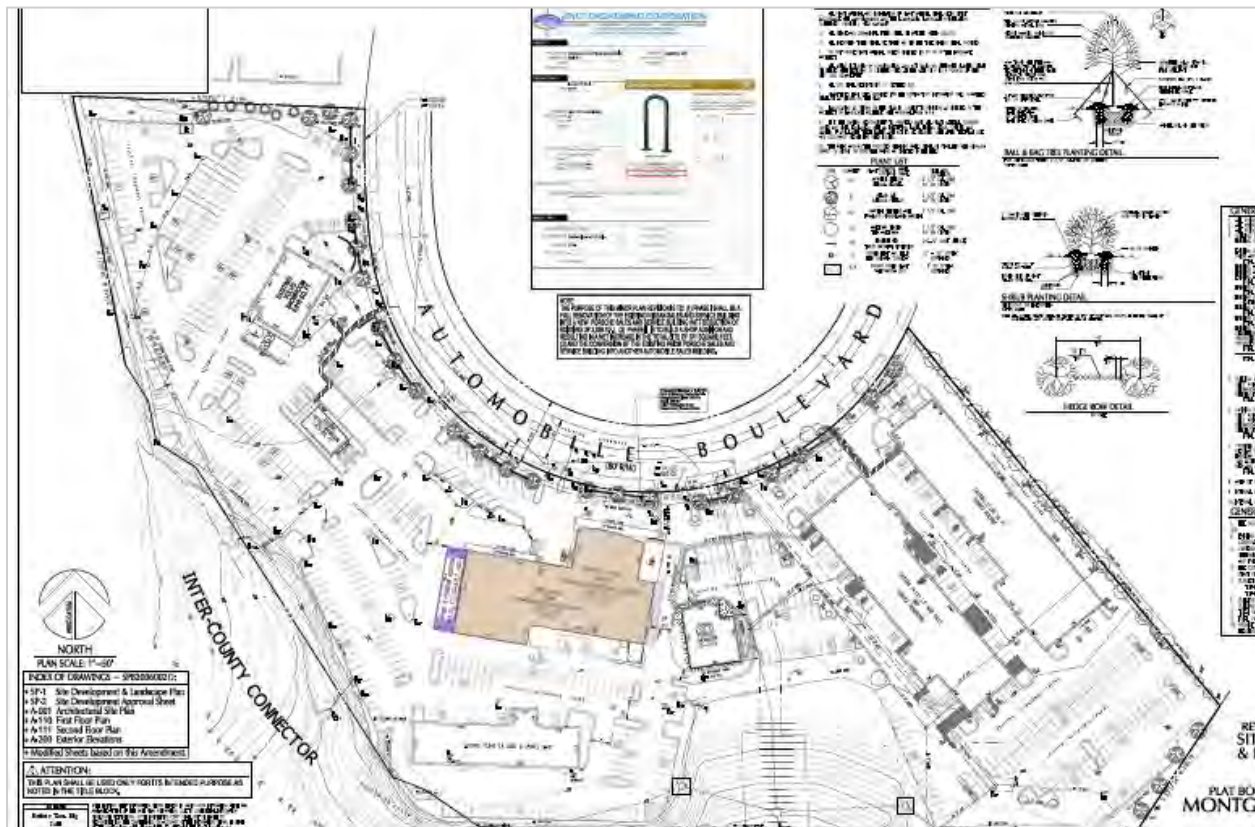


Figure 3: Site Plan.

PL

DEVELOPER'S CERTIFICATE  
 THE UNDERSIGNED HEREBY TO CERTIFY ALL THE FEATURES AND REQUIREMENTS  
 OF THE PLANNING AND DESIGN INCLUDING APPROVALS, CONDITIONS, THE  
 DEVELOPMENT PROGRAM AND SIGNATURE SET OF THIS SET PLAN.  
 SIGNATURE: [Signature]  
 DEVELOPER: MONTGOMERY AUTO SALES PARK, INC.  
 TYPE: 25,000 SQ. FT. BUILDING  
 ADDRESS: 8700 N. W. 10th Ave., Suite 200, Silver Spring, MD 20910



Figure 4: New elevations showing requested height increase in red.

## SECTION 6: FINDINGS AND ANALYSIS

Pursuant to the grandfathering provision of Section 59.7.7.1.B.3 of the Zoning Ordinance, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014. The proposed Amendment does not alter the intent of the previous findings except as modified below.

**2. *The site plan meets all of the requirements of the zone in which it is located and where applicable conforms to an urban renewal plan approved under Chapter 56;***

a. Development Standards

Section 7.7.1.B.3:

Amendment of an Approved Plan or Modification of an Application Pending before October 30, 2014

- a. Until October 30, 2039, an applicant may apply to amend any previously approved plan or modify an application pending before October 30, 2014 (listed in Section 7.7.1.B.1 or Section 7.7.1.B.2) under the development standards and procedures of the property's zoning on October 29, 2014, if the amendment:
  - i. does not increase the approved density or building height, unless allowed under Section 7.7.1.C; and
  - ii. either:
    - (a) retains at least the approved setback from property in a Residential Detached zone that is vacant or improved with a Single-Unit Living use; or
    - (b) satisfies the setback required by its zoning on the date the amendment or the permit is submitted; and
  - iii. does not increase the tract area.

This Application qualifies to be reviewed under the zone in effect on October 29, 2014. On October 29, 2014, the Subject Property was zoned C-3. Pursuant to Sec. 59-C-4.361 of the 2004 Zoning Ordinance, the maximum height permitted in the grandfathered C-3 zone was 42 feet. Therefore, the proposed Amendment to increase the maximum building height from 24 feet to 30 feet is consistent with the maximum height permitted by the grandfathered C-3 zone. No other exterior changes are proposed. This finding is satisfied.

The Application meets all applicable development standards as shown in Table 1 below.

*Table 1: Development Standards for C-3 Zone*

<b>Development Standard</b>	<b>Required/Allowed by the former C-3 Zone (Sec. 59-C-4.36)</b>	<b>Previously Approved by DPA 04-2 and modified by 82006002C</b>	<b>Proposed for Site Plan Amendment 82006002D</b>
Tract Area	n/a	14.77 acres	No change
Total Mapped Density (GFA/FAR)	n/a		No change
Footprint Nissan (existing)		25,627 sq. ft.	
Footprint (new dealership)		25,998 sq. ft. (+371 sq. ft.)	
Currently Built		117,443 sq. ft.	
Total		117,814 sq. ft.	
Green Area (minimum)	10%	29.14%	No change
Max. Building Height	42 feet	24 feet	30 feet
Min. Vehicle Parking Spaces	515	611 <sup>1</sup>	No change
Min. Bicycle Parking Spaces	3	5	No change

<sup>1</sup> DPA 04-2 established the minimum number of parking spaces assuming full buildout.



3. *the locations of building and structure, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient;*

There are no proposed changes to locations of building and structure, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems. Therefore, this finding remains unchanged.

4. *Each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development; and*

With the exception of the increase in height from 24 feet to 30 feet, the location and height of the proposed building remains unchanged from the previously approved Site Plan No. 82006002C. Therefore, this portion of the finding remains valid. The proposed use, structure and modification in height remain compatible with other site plans as well as with existing and proposed adjacent development.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

There are no proposed changes subject to Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law. The Application consists of an increase in height from 24 feet to 30 feet. Therefore, this finding remains unchanged.

## SECTION 7: COMMUNITY OUTREACH

The Applicant has complied with all applicable submittal and noticing requirements. Pursuant to Chapter 59, a Notice of Application concerning the Application was mailed on March 11, 2022. The notice gave interested parties 15 days to review and comment on the Application. To date, staff has received no inquiries regarding the Application.

## SECTION 8: CONCLUSION

As conditioned, the Site Plan Amendment No. 82006002D satisfies the findings under Section 59-D-3.4 (2004 Zoning Ordinance) and the applicable standards of the Zoning Ordinance, and substantially conforms to the recommendations of the 1997 *Fairland Master Plan*. Therefore, Staff recommends approval of the Site Plan Amendment No. 82006002D with the modified condition specified in Section 1 of this report.

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### ATTACHMENTS

*Attachment A: Site Plan Amendment, Elevation Drawing*

*Attachment B: MCPB Resolution No. 21-095 for Site Plan No. 82006002C*

### DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF SITE PLAN APPROVAL NO. 82006002C INCLUDING APPROVAL CONDITIONS, THE DEVELOPMENT PROGRAM AND SIGNATURE SET OF THIS SITE PLAN.

SIGNATURE

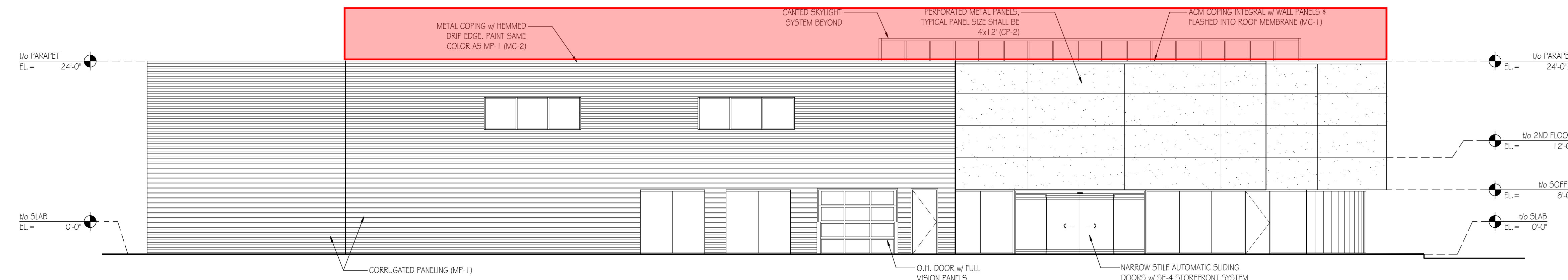
DEVELOPERS NAME: HERB GORDON AUTO GROUP, INC.

TITLE: DIVISION PRESIDENT

ADDRESS & PHONE: 3131 AUTOMOBILE BOULEVARD

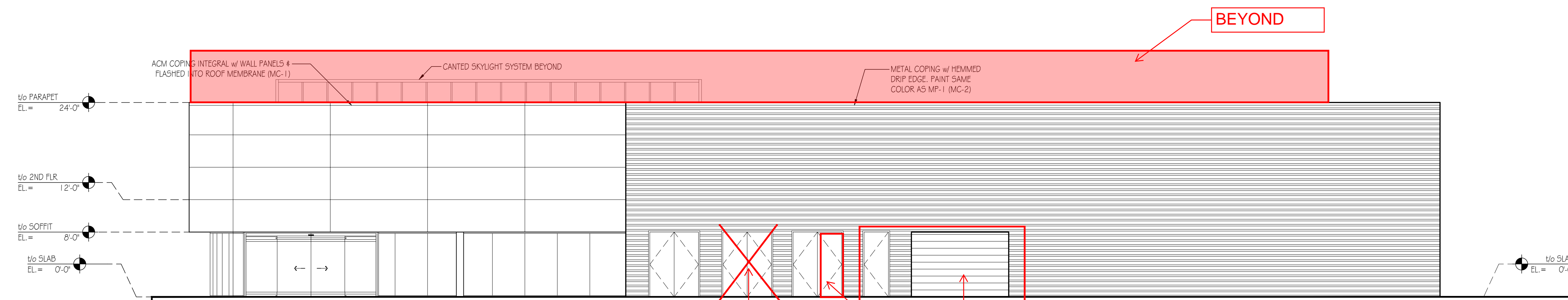
SILVER SPRING, MARYLAND 2090

301-679-4062



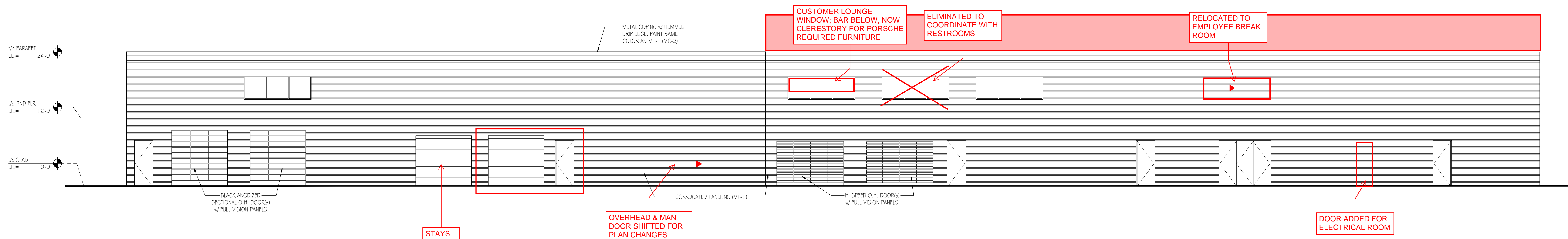
4 ELEVATION

Scale: 1/8" = 1'-0"



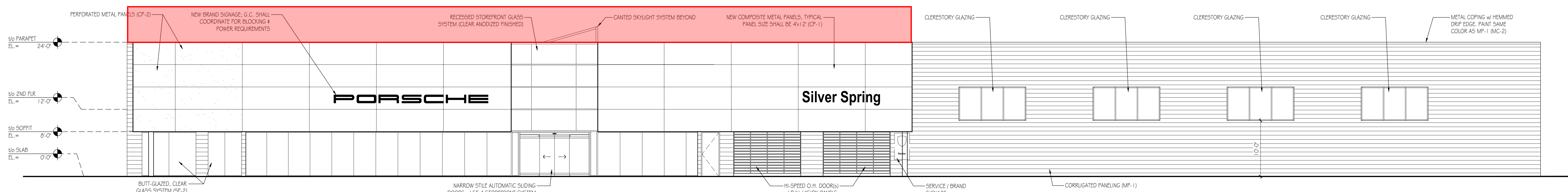
3 ELEVATION

Scale: 1/8" = 1'-0"



2 ELEVATION

Scale: 1/8" = 1'-0"



1 ELEVATION

Scale: 1/8" = 1'-0"

					EXTERIOR MATERIALS SCHEDULE					ELEVATION NOTES
TAG	DID TAG	MATERIAL	SPECIFICATION	REMARKS	TAG	DID TAG	MATERIAL	SPECIFICATION	REMARKS	
CP-1	CP-1	METAL COMPOSITE PANEL	ALCAN COMPOSTIES, ALUCOBOND SUNRISE SILVER	EXTERIOR FACADE + SOFFITS, ACM PANELS WITH INTEGRAL COPING	SF-4		EXTERIOR STOREFRONT	OLDCASTLE, FG-300, 1" CLEAR WITH LOW-E COATING	FRAMES FINISH BELOW CP-1 & IN BETWEEN MP-1 SHOULD BE BLACK	1.
CP-2	CP-2	PERFORATED METAL PANEL	PATTISON, COLOR TO MATCH CP-1	EXTERIOR FACADE + SOFFITS, PANELS WITH INTEGRAL COPING				INEMEC, NEW STEEL PRIMER 90-97-FIRST/1 27FC SECOND/ 1077, COLOR AT460A DARK SILVER (TO MATCH RAL 9007)	USE THE FOLLOWING MANUFACTURER RECOMMENDATION FOR SHOP: FIELD SURF-PREP: 5% ON SS STEEL WITH SHOP 334-FIELD, 271/1077 METALLIC SP1 WITH ETCH ON G30 DECK WITH 271/077	
MP-1	MP-1	CORRUGATED METAL PANELS	ATAS INTERNATIONAL MPN 160 RIGID WALL, TARGA MATTE	EXTERIOR FACADE + SOFFITS	P-4		PAINT			
MC-1	MC-1	COMPOSITE MATERIAL PANELS INTEGRAL COPING	ALCAN COMPOSTIES, ALUCOBOND SUNRISE SILVER		P-5		PAINT	SHERWIN WILLIAMS, SW WATERBASED ACRYLON 100, SW 6390 CAVIAR FINISH, SEMI-GLOSS	EXTERIOR DOORS SEE D-1	
MC-2	MC-2	METAL COPING	KYNAR, 2 1/2" METAL COPING-KYNAR ALUMINUM- COLOR: BLACK TO MATCH MP-1	W/ HEMMED DRIP EDGE	D-3		OVERHEAD DOOR		SEE ELEVATIONS & DOOR SCHEDULE	
SF-2a	CW-1	STRUCTURAL CURTAIN WALL GLAZING	OLDCASTLE, FINWALL, 1" CLEAR GLASS WITH LOW-E COATING	AT SHOWROOM/FRAMES FINISH BELOW CP-1 & IN BETWEEN MP-1 SHOULD BE BLACK	D-4		EXTERIOR STOREFRONT DOORS	BLUARCRAFT 1303 WITH FLOOR CLOSER, CLEAR GLASS WITH LOW E COATING , TYPE "C" HANDLES	FRAMES FINISH BELOW CP-1 & IN BETWEEN MP-1 SHOULD BE BLACK	
SF-2b	CW-2	STRUCTURAL CURTAIN WALL GLAZING	OLDCASTLE, STACKWALL, 1" CLEAR GLASS WITH LOW-E COATING	FRAMES FINISH BELOW CP-1 & IN BETWEEN MP-1 SHOULD BE BLACK						
SF-3		EXTERIOR SPANDREL GLASS	OLDCASTLE, BLACK FRIT COATING							





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

MCPB No. 21-095  
Site Plan No. 82006002C  
Montgomery Auto Sales Park  
Date of Hearing: September 9, 2021

OCT 14 2021

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, under Section 59-7.7.1.B, the Planning Board reviewed this site plan under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014, including the zoning then in effect; and

WHEREAS, on August 1, 2006, the Planning Board, by Resolution MCPB No. 06-12, approved Site Plan No. 820060020 for 175,891 square feet of auto-related use with a maximum height limit of 41 feet on 14.77 acres of C-3 zoned-land, located at 3131 Automobile Blvd, 1,500 feet southeast of Briggs Chaney Rd ("Subject Property"), in the Fairland Policy Area and 1997 Fairland Master Plan "Master Plan" area; and

WHEREAS, on April 1, 2009, the Planning Board approved an amendment to the previously approved site plan, designated Site Plan No. 82006002A (MCPB No. 09-07), for conversion of a body shop to sales floor area and transfer of floor area to used car dealership with no net increase of floor area on the Subject Property; and

WHEREAS, on May 21, 2009, the Planning Director approved an amendment to the previously approved site plan, designated Site Plan No. 82006002B, for conversion of a body shop to convert the used car dealership into a Porsche showroom on the Subject Property; and

WHEREAS, on April 19, 2021, CARS-DB7, LLC ("Applicant") filed an application for approval of an amendment to the previously approved site plan(s) to

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[www.montgomeryplanningboard.org](http://www.montgomeryplanningboard.org) E-Mail: [mcp-chair@mncppc.org](mailto:mcp-chair@mncppc.org)

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



replace an existing auto dealership building with a new one with an overall net increase of approximately 371 SF on the Subject Property; and

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82006002C, Montgomery Auto Sales Park ("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 August 27, 2021, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on September 9, 2021, the Planning Board held a hearing on the Application; and

WHEREAS, on September 9, 2021 the Planning Board voted to approve the Application subject to conditions, on the motion of Commissioner Cichy, seconded by Commissioner Verma, with a vote of 4-0; Commissioners Anderson, Cichy, Patterson, and Verma voting in favor.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 82006002C to replace an existing auto dealership building with a new one with an overall net increase of approximately 371 SF by *adding* the following conditions:<sup>1</sup>

1. Density  
The new auto dealership Building on Lot 11 is limited to a maximum of 25,998 square feet.
2. Height  
The new auto dealership Building is limited to a maximum height of 24 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.
3. Fire and Rescue  
The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated May 26, 2021, and hereby incorporates them as conditions of approval. The Applicant must

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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.

comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

4. Site Design

The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on the submitted architectural drawings, as determined by M-NCPPC Staff.

5. Landscaping

Prior to Certified Site Plan Approval, the Applicant must show all required landscape plantings as previously approved along the Automobile Boulevard frontage of the Property, within and/or outside the right-of-way, subject to final coordination with Department of Permitting Services and/or Department of Transportation.

6. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit, sediment control permit, or Use and Occupancy Certificate, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, and associated improvements of development, including updated bike racks. The surety must be posted before issuance of any building permit of development and will be tied to the development program.
- c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

7. Certified Site Plan

Prior to Certified Site Plan approval, the Applicant must include the stormwater management exemption letter, Forest Conservation exemption letter, and Site Plan resolution on the approval or cover sheet(s).

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 82006002C, 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 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 as revised by previous amendments, and all findings not specifically addressed remain in effect.*
1. *the site plan meets all of the requirements of the zone in which it is located and where applicable conforms to an urban renewal plan approved under Chapter 56;*

a. Development Standards

Section 7.7.1.B.3:

Amendment of an Approved Plan or Modification of an Application Pending before October 30, 2014

- a. Until October 30, 2039, an applicant may apply to amend any previously approved plan or modify an application pending before October 30, 2014 (listed in Section 7.7.1.B.1 or Section 7.7.1.B.2) under the development standards and procedures of the property's zoning on October 29, 2014, if the amendment:
  - i. does not increase the approved density or building height, unless allowed under Section 7.7.1.C; and
  - ii. either:
    - (a) retains at least the approved setback from property in a Residential Detached zone that is vacant or improved with a Single-Unit Living use; or

(b) satisfies the setback required by its zoning on the date the amendment or the permit is submitted; and

iii. does not increase the tract area.

This Application qualifies to be reviewed under the zone in effect on October 29, 2014. On October 29, 2014, the Subject Property was zoned C-3. The Amendment to replace the existing Nissan dealership 25,627 SF with a new auto dealership of 25,998 SF resulting in a net increase of 371 SF of floor area will bring the project to a total of 117,814 SF of constructed development, which remains well-below the previously approved maximum density of 175,891 SF. The Application meets all applicable development standards.

3. *the locations of building and structure, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient;*

While the footprint is expanding slightly, the location of the approved building does not change. The new auto dealership (Phases 1 and 2) will generate a de minimis net new 3 AM and 2 PM peak hour person trips compared to the existing Nissan dealership according to the Traffic Statement prepared by The Traffic Group and submitted with this Application. Further, no changes to the existing access points or parking areas are required for the project.

The previously approved landscaping plan is adequate for the use; however, over the course of years since construction, the Applicant, Department of Permitting Services, and/or Department of Transportation have altered the final number, location and species of street trees to be planted along the Automobile Boulevard frontage of the Property, within and/or outside the right-of-way. As conditioned, prior to Certified Site Plan, the landscaping plan will be updated to reflect the final planting plan.

The changes to the structure, landscaping, and pedestrian and vehicular circulations systems are considered minor, and these elements of the plan remain adequate, safe, and efficient.

4. *each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development; and*

With the exception of a modest increase in the building footprint, the location and height of the proposed building remains unchanged from the previously approved site plan. Therefore, this portion of the finding remains valid. The



proposed use and structure remain compatible with other site plans as well as with existing and proposed adjacent development.

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-D-3.8; 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 OCT 14 2021 (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 Cichy, seconded by Commissioner Verma, with Chair Anderson and Commissioners Cichy and Verma voting in favor of the motion, and Commissioner Patterson absent at its regular meeting held on Thursday, September 23, 2021, in Wheaton, Maryland.

  
\_\_\_\_\_  
Casey Anderson, Chair  
Montgomery County Planning Board